



28 Beverleys Avenue, Whatton,
Nottinghamshire, NG13 9AU

No Chain £245,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- Spacious Main Reception
- Ample Off Road Parking & Garage
- Ideal Downsize
- Viewing Highly Recommended
- 2 Bedrooms
- Pleasant Established Level Plot
- No Upward Chain
- Popular Village Location

An excellent opportunity to purchase a detached bungalow within this popular edge of Vale of Belvoir village, presented to the market with no upward chain and affording an pleasant position within this established development on a level plot providing a good level of off road parking with both covered car port and garage.

Internally the property offers a versatile layout comprising a generous L shaped living/dining room with aspect to the front and fitted kitchen off and, from a central hallway there are two bedrooms, one of which gives access to the useful addition of a conservatory at the rear, and three piece bathroom.

Although likely to require some cosmetic updating the property appears to have been well maintained and provides a blank canvas for those wishing to place their own mark on a home. The property benefits from UPVC double glazing, gas central heating and well maintained gardens.

Overall the property would be ideal particularly for those downsizing from larger dwellings looking for a well placed single storey home within a popular village location.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

WHATTON

Whatton lies on the edge of the Vale of Belvoir and has its own village hall. Further amenities can be found in the adjacent village of Aslockton including outstanding primary school, public house and railway station with links to Nottingham and Grantham. Additional amenities can be found in the nearby market town of Bingham and the village is bypassed by the A52 which provides good road access to the A46, A1 and M1.

A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

13'6" x 3' (4.11m x 0.91m)

Having built in airing cupboard which houses the hot water cylinder, access to loft space above and further doors in turn leading to:

L SHAPED LIVING/DINING ROOM

16'4" x 19'6" max (4.98m x 5.94m max)

A well proportioned L shaped, light and airy, reception benefitting from two double glazed windows to the front including a pleasant bow window with aspect across the opposing close. The room is large enough to accommodate both a living and dining space, the focal point to the room being a feature fire surround and mantel with marble effect hearth and back and free standing electric fire with former flue behind. A further door gives access into:

KITCHEN

7'11" x 7' (2.41m x 2.13m)

Although likely to require a general programme of updating the kitchen has been well maintained and looked after and is fitted with a generous range of wall, base and drawer units providing an excellent level of storage, having U shaped configuration of laminate preparation surfaces, inset stainless steel sink and drain unit, plumbing for washing machine, space for free standing electric cooker, room for under counter fridge, wall mounted Worcester Bosch gas central heating boiler and double glazed window.

Returning to the initial entrance hall further doors lead to:

BEDROOM 1

10'7" max x 11'4" max (3.23m max x 3.45m max)

Having a pleasant aspect into the rear garden, free standing wardrobe with sliding door fronts and double glazed window.

BEDROOM 2

9'4" x 8'6" (2.84m x 2.59m)

A further potential double bedroom previously used as a reception space linking through to a conservatory at the rear. The room having single double glazed French door which leads through into:

CONSERVATORY

10'4" max x 7'8" max (3.15m max x 2.34m max)

A bow conservatory being a useful addition to the property, providing a versatile additional reception area looking out onto the rear garden with double glazed, clear glass, full height windows with opening top lights and central sky lantern and single double glazed French door into the garden.

BATHROOM

5'8" x 5'9" (1.73m x 1.75m)

Appointed with a three piece white suite comprising panelled bath with wall mounted electric shower over, close coupled WC and pedestal washbasin, fully tiled walls, towel radiator and double glazed window.

EXTERIOR

The property occupies a pleasant position within this popular established development,

occupying a relatively level plot affording a pleasing aspect across the opposing close. The property is set back behind an open plan frontage which is mainly laid to lawn with a driveway providing a good level of off road parking which continues to the side of the property, under a covered car port, and in turn to the rear where there is a detached sectional garage with up and over door. The rear garden is again mainly lawned but with block edged borders, a further seating area at the foot and a useful timber storage shed. The garden is enclosed in the main by feather edge board fencing and hedging with a delightful outlook to the rear.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

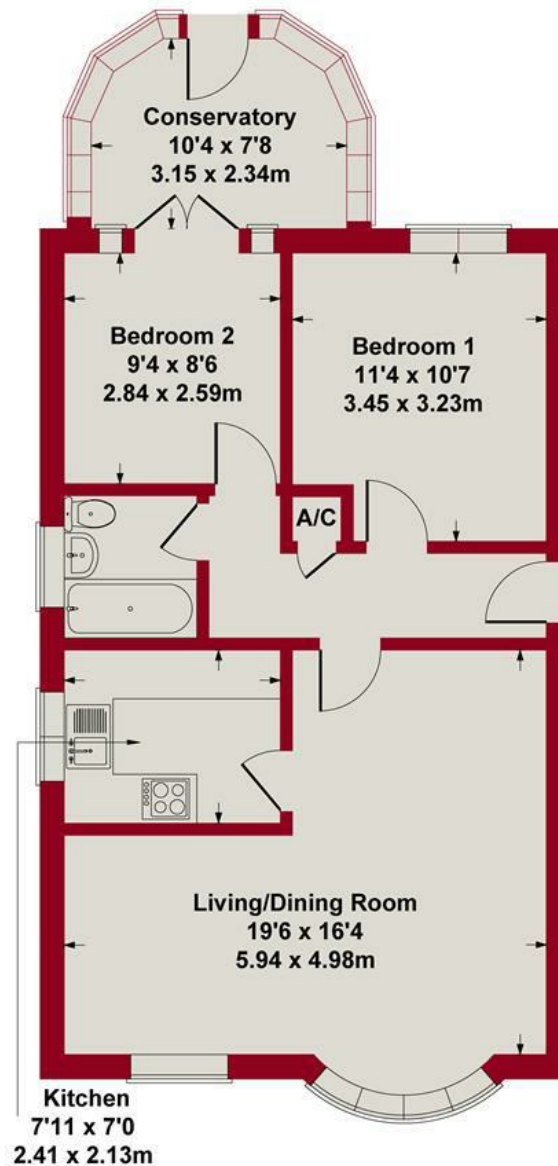
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>









SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	75
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



RICS



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