



30 Beverleys Avenue, Whatton,
Nottinghamshire, NG13 9AU

No Chain £215,000
Tel: 01949 836678

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

An opportunity to purchase a detached bungalow located on a level plot within an established area of the village, set well back behind an open plan frontage with adjacent driving, car port and relatively low maintenance gardens to the front and rear.

Internally the property offers two bedrooms, shower room and an L shaped open plan living/dining room with galley kitchen off.

The property is likely to require a degree of modernisation based on today's requirements but does benefit from UPVC double glazing and gas central heating as well as no upward chain.

Viewing comes highly recommended to appreciate the potential of the current 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 GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

14' max x 6'3" max (4.27m max x 1.91m max)

An L shaped entrance hall having access to loft space above, built in storage cupboard and further door, in turn, leading to:

L SHAPED SITTING/DINING ROOM

19'6" max x 15'11" max (5.94m max x 4.85m max)

A well proportioned open plan L shaped reception large enough to accommodate both a living and dining area, the sitting room having a feature stoned faced fireplace with stone hearth and back and inset electric fire, two double glazed windows to the front and a further door leading into:

KITCHEN

8' x 7'5" (2.44m x 2.26m)

Having wall, base and drawer units, 3/4 larder unit, U shaped configuration of laminate preparation surfaces with inset sink and drain unit with chrome mixer tap and tiled splash backs, integrated appliances including gas hob with single oven beneath, plumbing for washing machine, wall mounted gas central heating boiler and double glazed window.

Returning to the initial entrance hall further doors lead to:

BEDROOM 1

12'3" x 8'9" (excluding wardrobes) (3.73m x 2.67m (excluding wardrobes))

A double bedroom with an aspect into the rear garden, having wardrobes with mirrored sliding door fronts and double glazed window.

BEDROOM 2

8'10" x 8'8" (2.69m x 2.64m)

Having an aspect into the rear garden, with built in cupboards and double glazed window.

SHOWER ROOM

5'5" x 5'10" (1.65m x 1.78m)

Having a suite comprising quadrant shower enclosure with wall mounted electric shower, vanity unit with WC with concealed cistern and vanity surface over with inset washbasin and tiled splash backs, chrome towel radiator and double glazed window.

EXTERIOR

The property occupies a level plot within this popular established development, set back behind an open plan gravelled frontage with inset shrubs. An adjacent tarmac driveway provides off road car standing for several vehicles and, in turn, leads to an initial covered car port and a glazed door into a lean to which measures 15'8" x 8' and provides a useful storm porch which gives access to the front door as well as linking through into the back garden. The back garden is landscaped for relatively low maintenance living with various seating areas, a timber storage shed and established borders.

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>

Radon Gas:-

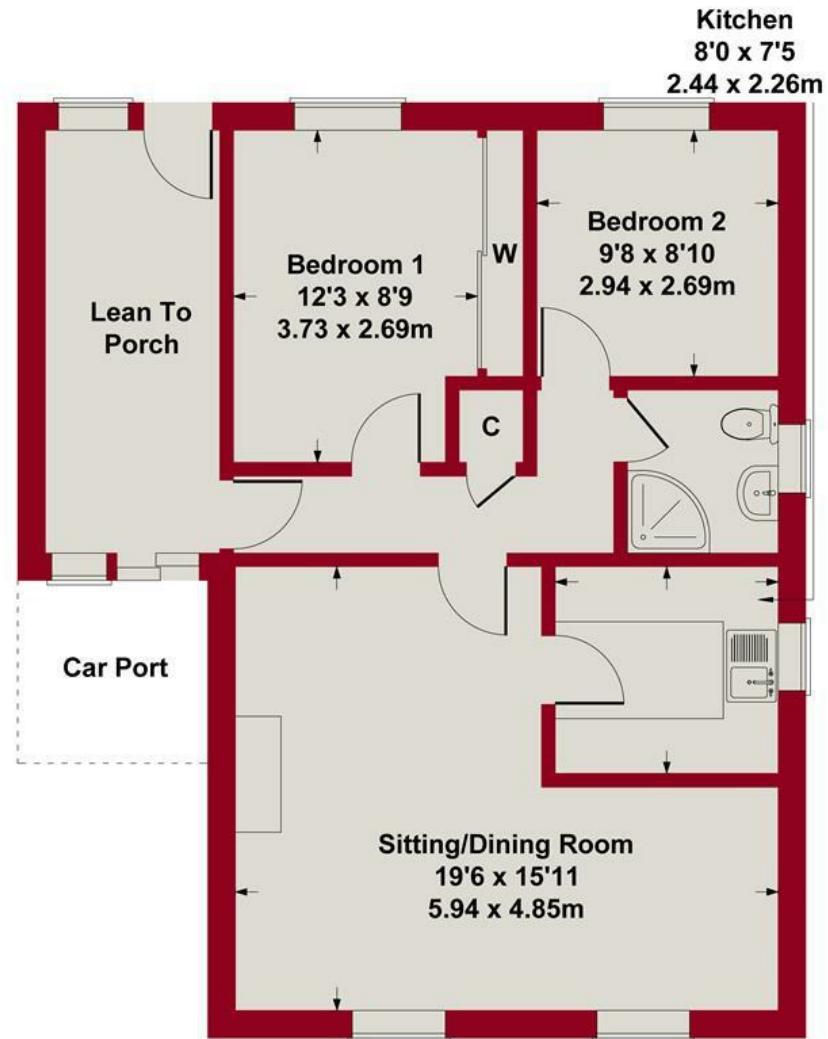
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

Planning applications:-

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

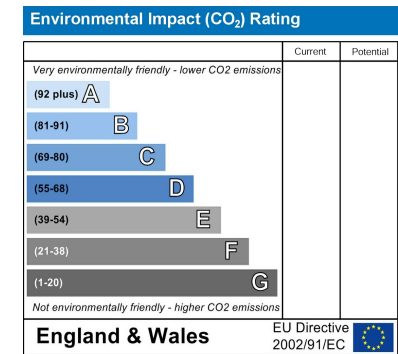
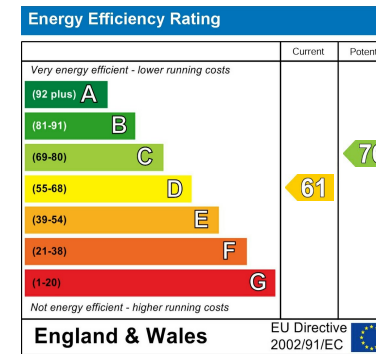


GROUND FLOOR

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.





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



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