



34 Victoria Road,
Bunny, NG11 6QF

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This detached bungalow set on a good sized plot, offering versatile living areas, also presents an excellent opportunity for potential development, pending the necessary planning and consents.

At present, the property offers versatile living spaces, comprising an entrance porch, a hallway, a lounge that opens up to a sitting room, a breakfast kitchen, a utility area, two bedrooms, and a shower room.

With the added benefits of central heating, double glazing, and an 'Aga' stove, the property boasts extensive gardens, a spacious driveway, and a garage that provides access to a workshop.

Situated in the sought-after village of Bunny, residents can enjoy a variety of amenities, including a highly regarded primary school, a church, and a shop. Additionally, the village offers convenient commuting distance to Nottingham, Loughborough, and Leicester.

We highly recommend scheduling a viewing to fully appreciate the size and potential of this property.

Guide Price £465,000





ACCOMMODATION

Entrance Door

Opening to the:-

Entrance Porch

With shelving, and a UPVC door opening to the:-

Hallway

Radiator.

Lounge

Window to the front elevation, ceiling light points, radiator, exposed brickwork, gas fire set in a brick surround, step down into:-

Sitting Room

Window to the front elevation, ceiling light points, radiator, shelving.

Bedroom Two

Window to the front elevation, ceiling light point, radiator, shelving, a range of built in wardrobes with mirrored doors.

Bedroom One

Window to the rear elevation, ceiling light point with fan, radiator.

Shower Room

Fully tiled and fitted with a wash hand basin set in a vanity unit, a shower cubicle, and a low flush wc.

Window to the rear elevation.

Breakfast Kitchen

Fitted with base units, a stainless steel sink and drainer unit with a mixer tap over, and an Aga (responsible for hot water as well as cooking)

Boiler housed in a cupboard, tiled flooring, open access to the:-



Utility Area

With a stainless steel sink and drainer unit with a mixer tap over, and space and plumbing for a washing machine. Door opening to the rear garden.

OUTSIDE

At the front of the property, the driveway provides off road parking for a number of vehicles, and gives access in turn, to the GARAGE.

The extensive rear garden (approximately 1/3rd of an acre) includes seating areas, lawned areas, vegetable garden, wild flower garden and shrub beds, and water features, fruit trees, and also houses two greenhouses, a shed, and external storage.

Garage & Workshop

GARAGE:- Providing space for up to two vehicles, with a pedestrian door to the rear garden, and a door into the:-

WORKSHOP:- Suitable for a variety of uses, compressor, storage spaces and a hard floor. Potential extension (Subject to planning).

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,835.60.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

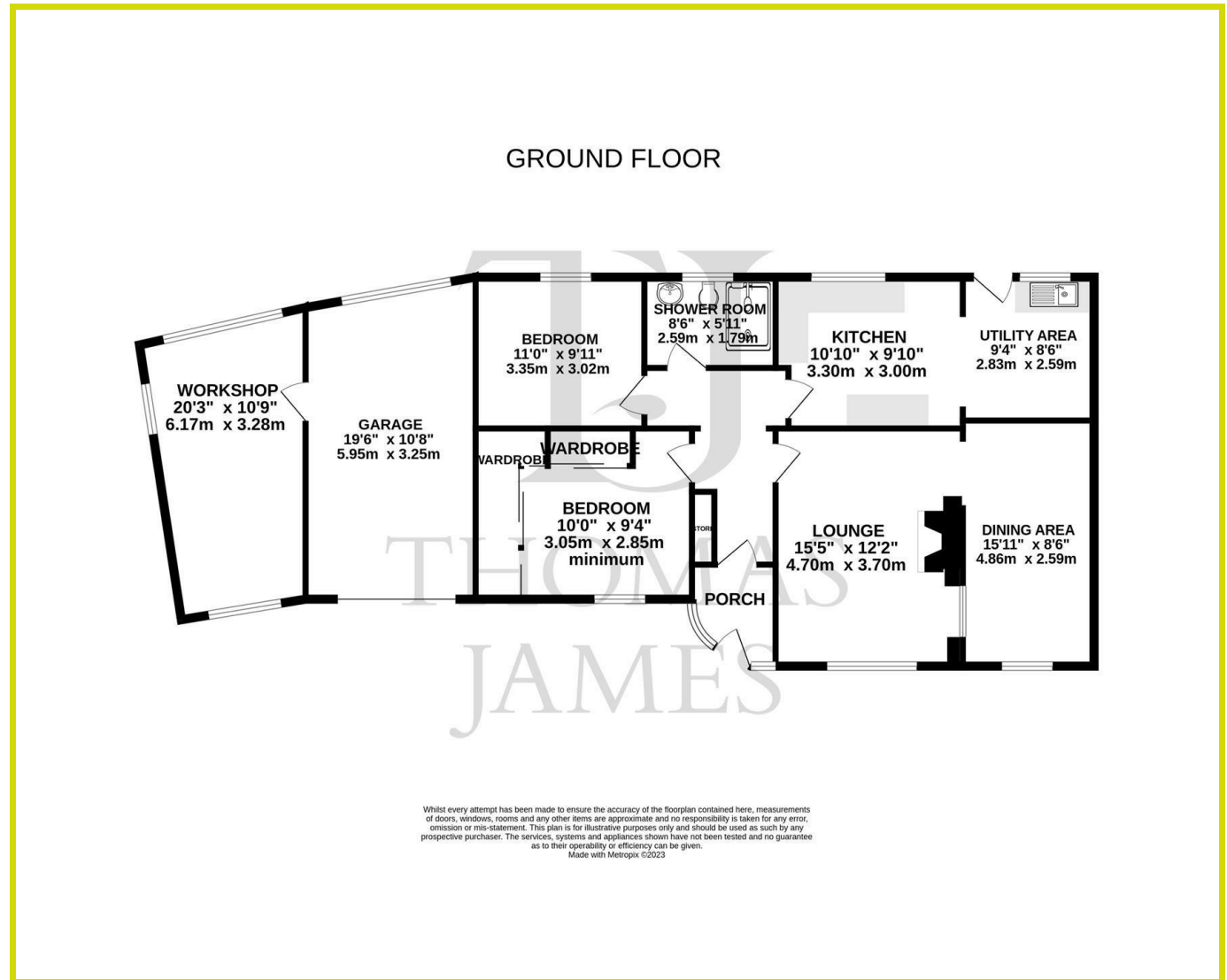
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MONEY LAUNDERING

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	60
(39-54) E	
(21-38) F	19
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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



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