



Waterside Gardens,
Dunkirk, Nottingham
NG7 2HL

£157,000 Freehold



A recently refurbished and well presented one double bedroom mid-terrace bungalow.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including transport links, The Queens Medical Centre and the A52, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, investors and retired couples.

In brief the internal accommodation comprises; entrance hall, kitchen, bathroom, lounge diner and double bedroom.

Outside to the front of the property you will find a communal residents car park and a useful storage cupboard. To the rear of the property you will find a low maintenance gravelled garden.

Offered to the market with the benefit of ready to move in condition and chain free vacant possession, an early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hall

Entrance door to the front, storage heater, window to the front, useful storage cupboard, loft hatch and door to the lounge diner, bathroom and kitchen.

Kitchen

11'4" x 7'0" (3.46m x 2.14m)

Fitted with a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated oven and electric hob with air filter over, tiled splashback, space for a fridge freezer and washing machine and window to the front.

Bathroom

8'1" x 5'10" (2.47m x 1.78m)

Incorporating a three piece suite comprising; panelled bath with hand held shower over, pedestal wash hand basin, low level WC, tiled splashback, extractor fan and a airing cupboard housing the hot water cylinder.

Lounge Diner

16'7" x 9'3" (5.06m x 2.84m)

A carpeted room with UPVC double glazed sliding patio doors to the rear, storage heater and door to the bedroom.

Bedroom

13'7" x 8'11" (4.15m x 2.72m)

A carpeted double bedroom with window to the rear and storage heater.

Outside

To the front of the property you will find a communal residents car park and a useful storage cupboard. To the rear of the property you will find a low maintenance gravelled garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.