



Burnham Avenue,
Attenborough, Nottingham
NG9 5AH

£325,000 Freehold



A modern, two bedroom detached bungalow with the benefit of no upward chain.

Situated on a quiet cul-de-sac in Attenborough, you are conveniently positioned with easy access to a wide range of amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including young professionals, anyone looking to downsize locally or anyone looking to relocate to this popular spot.

In brief the internal accommodation comprises: entrance hall, open plan living dining room, kitchen, two double bedrooms and bathroom.

Outside the property to the front is a lawned garden with driveway, leading to the garage. The enclosed rear garden is primarily lawned with mature shrubs.

Having been well maintained by the current homeowner this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door through to a carpeted entrance hall with radiator, cupboard housing the boiler and access to the loft hatch.

Living Dining Room

20'4" x 9'6" (6.22m x 2.91m)

A carpeted reception room, with two radiators, gas fire and two UPVC double glazed windows to the front and side aspect.

Kitchen

10'11" x 9'10" (3.34m x 3.00m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink and drainer unit with mixer tap, integrated electric oven with inset electric hob above and extractor hood over. Space and fittings for freestanding appliances to include fridge freezer and washing machine and UPVC double glazed window and door to the side passage.

Bedroom One

12'10" x 10'11" (3.93m x 3.34m)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Two

9'1" x 9'0" (2.77m x 2.75m)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bathroom

Incorporating a three-piece suite comprising: low flush WC, pedestal wash-hand basin, bath with electric power shower above and glass shower screen, part tiled walls, wall mounted heated towel rail and UPVC double glazed window to the side aspect.

Outside

To the front is a lawned garden with paved driveway leading to a detached garage. The enclosed rear garden is primarily lawned with a paved seating area and hedged boundaries.

Garage

Up and over door to the front.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

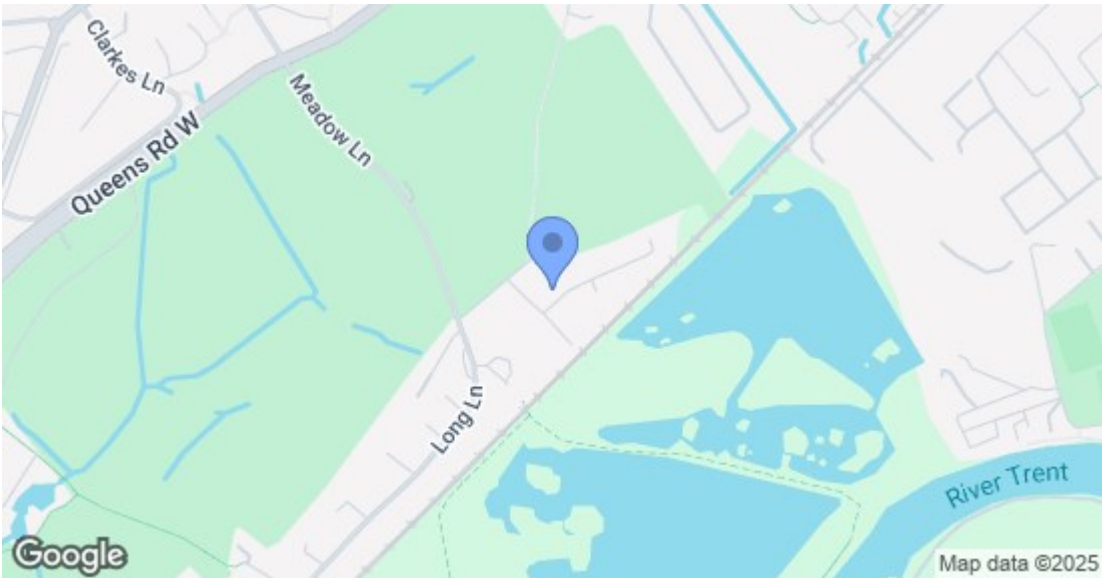
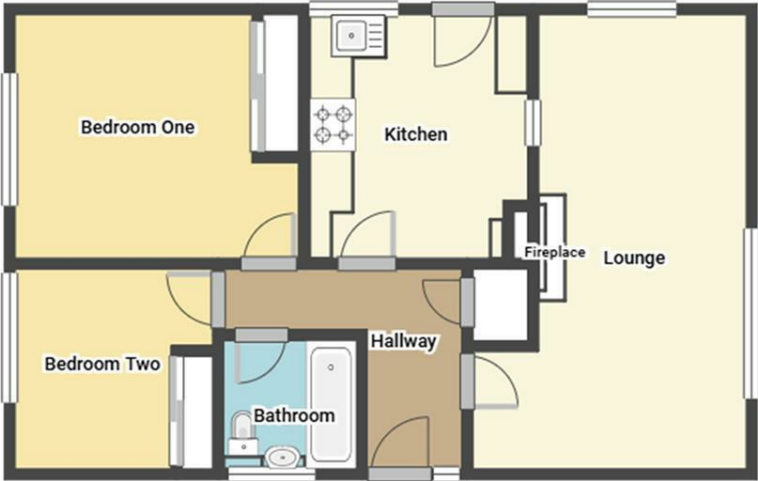
Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(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		

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