



Saltburn Road  
Beechdale, Nottingham NG8 3FY

A TWO BEDROOM DETACHED  
BUNGALOW.

**Offers Over £205,000 Freehold**





We are please to offer for sale this fully renovated and modernised two bedroom detached bungalow. NO UPWARD CHAIN.

This property comes to the market in a ready to move into condition with features including brand new gas fired central heating served from a combination boiler, electrical re-wired, newly installed uPVC double glazed windows and composite doors, brand new fitted kitchen.

Further features of this property include a spacious bathroom which has a brand new four piece suite with bath and shower facilities. The property also benefits from an alarm, is neutrally decorated and has brand new floor coverings throughout.

Situated in this established residential suburb amongst similar properties, the property has the added advantage of having a driveway providing off-street parking leading to a tandem double length garage.

There is a small local shopping precinct close by and the property is also within walking distance of Beechdale Road where there is a regular bus service to Nottingham city centre, QMC, etc. Also within easy reach is the retain centre which includes Lidl.

This energy efficient home also has the benefit of solar panelling for cheap electricity. Ideal for those looking for single storey living and we highly recommend an internal viewing.



### ENTRANCE HALL

Composite double glazed front entrance door, walk-in storage cupboard, further cloaks cupboard, radiator. Doors to bedrooms, bathroom and living room.

### LIVING ROOM

13'6" x 10'7" (4.14 x 3.24)

Radiator, double glazed window to the front. Door to kitchen.

### KITCHEN

10'7" x 9'2" (3.24 x 2.8)

Incorporating a brand new fitted range of wall, base and drawer units with complementing low profile worktops and inset stainless steel sink unit with single drainer. Built-in appliances including an electric fan oven, electric hob and extractor hood over. Integrated washing machine and dishwasher, space for fridge/freezer. Cupboard housing gas combination boiler (for central heating and hot water). Radiator, double glazed window to the rear, double glazed side exit door.

### BEDROOM ONE

11'5" x 10'7" (3.5 x 3.25)

Radiator, double glazed window to the rear.

### BEDROOM TWO

10'7" x 8'2" (3.23 x 2.50)

Radiator, double glazed window to the rear.

### BATHROOM

8'1" x 7'8" (2.47 x 2.34)

Incorporating a brand new four piece suite comprising wash hand basin, low flush W/C, bath and walk-in shower enclosure with thermostatically controlled shower, radiator, double glazed window.

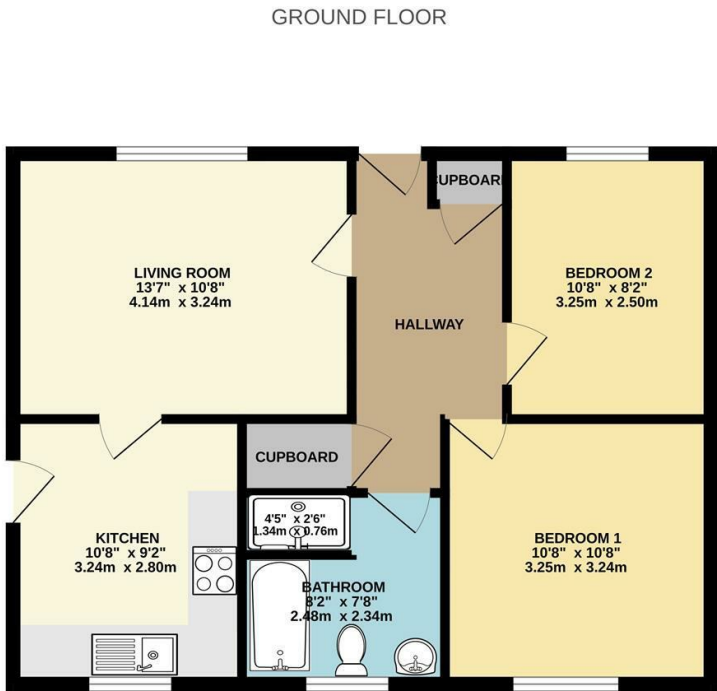
### OUTSIDE

The property is situated on an enclosed garden plot, accessed from the front from a pedestrianised walkway to a low fenced-in front garden laid to lawn. There is gated pedestrian access at the side leading to the rear garden. The level rear garden is laid mainly to lawn with an ornamental broken slate bed, hard standing suitable for vehicles. There is a pathway running to the rear boundary

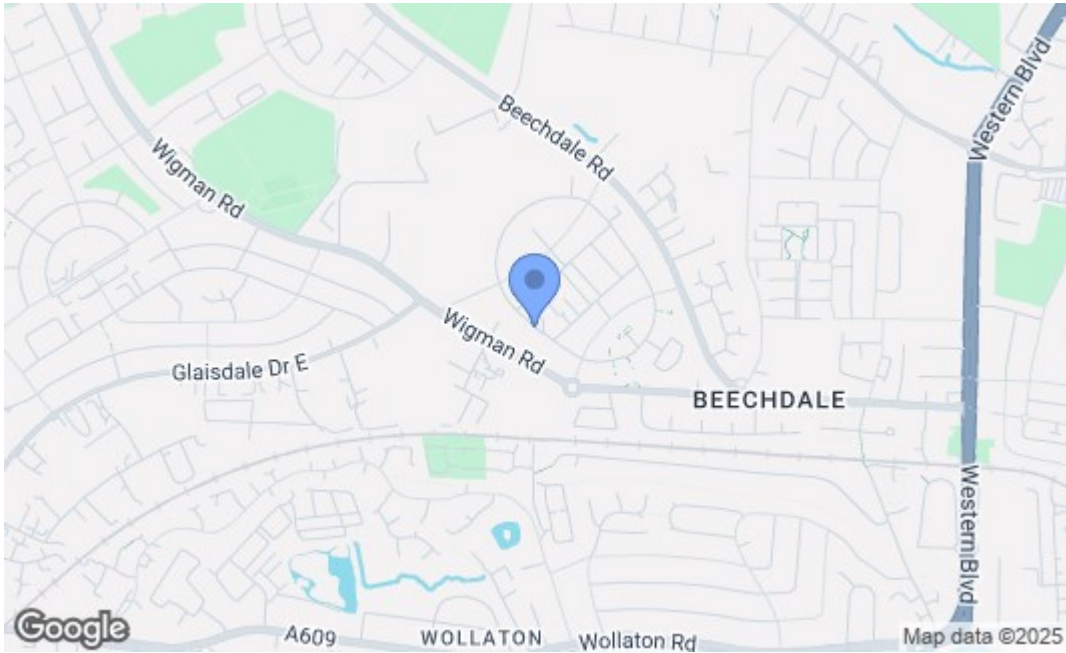
where there is a gate giving access to the driveway and garage. The driveway provides off-street parking for up to two vehicles and the garage is tandem double length.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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