



## 1 East View, West Bridgford, Nottingham, NG2 7QN

Asking Price £305,000

- Spacious Detached Bungalow
- Modern Kitchen and Bathroom
- Great Location
- Driveway
- Freehold
- Two Bedrooms
- Large Conservatory
- Rear Garden
- Garage
- No Upward Chain

# 1 East View, Nottingham NG2 7QN

Spacious Well Presented Detached Two Bedroom Bungalow. Superb Location. Modern Kitchen and Bathroom. Large Conservatory. Low Maintenance Rear Garden. Block Paved Driveway. Garage. Freehold. No Upward Chain.



2



1



1



D

Council Tax Band: D



Porch

Door to the Lounge.

Lounge

17'5 x 13'3

Doors into the Kitchen and Inner Hallway.

Kitchen

10'9 x 7'4

Door to the side elevation. Window to the side.

Master Bedroom

12'5 x 10'2

Windows to the side and rear.

Bedroom Two

8'9 x 8'10

French doors to the Conservatory.

Bathroom

5'6 x 6'9

Window to the side elevation.

Conservatory

French doors to the rear. Door to the side. Underfloor heating.

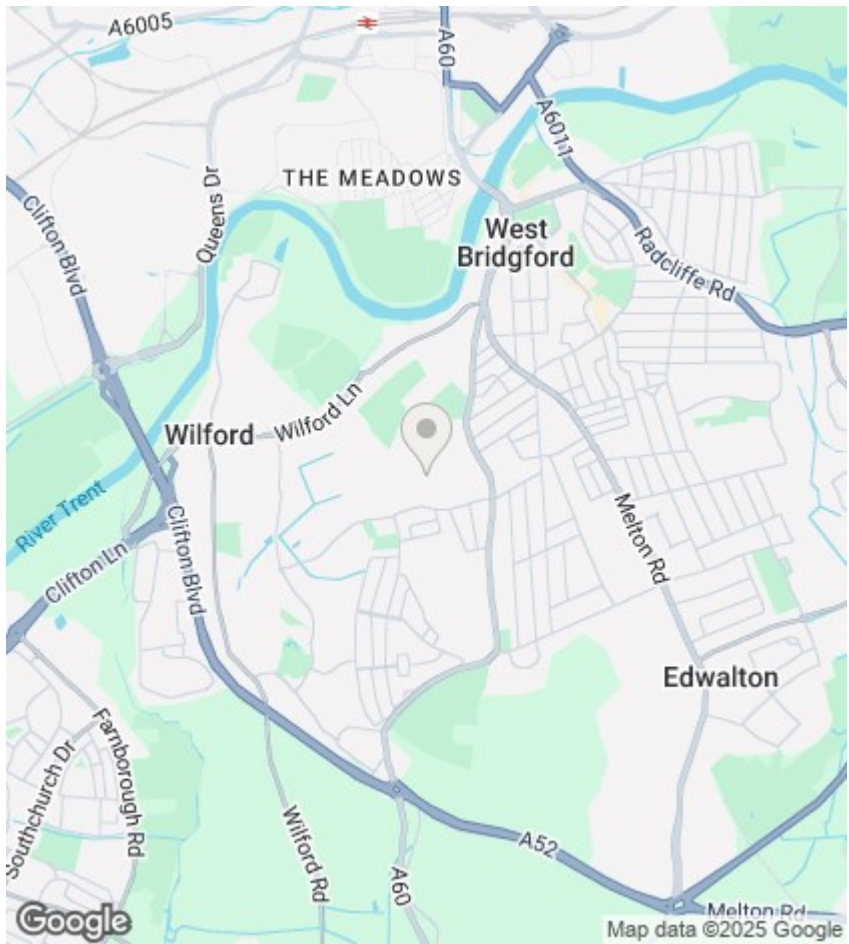
Exterior

Low maintenance gardens. Block paved driveway to the side leading to the garage.

Garage







## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

