



Drummond Drive
Nuthall Nottingham

burchell
edwards

Drummond Drive Nuthall Nottingham NG16 1BL

for sale
£220,000



Property Description

Being offered with NO UPWARD CHAIN! This is an excellent opportunity to purchase this detached bungalow located on Drummond Drive, Nuthall. The property is double glazed throughout and has scope for further improvement. Drummond Close is within close proximity to a wide variety of local amenities including shops, public houses, schools, healthcare facilities, transport links and for those wishing to commute, the A610 is a few minutes' drive away giving direct access to Nottingham City and Junction 26 of the M1 motorway. The accommodation in brief comprises of a reception hallway, lounge dining room, kitchen, two double bedrooms, bathroom and separate W/C. Externally, there are gardens to both the front and rear as well as a driveway and garage. A viewing is strongly recommended in order to fully appreciate both the accommodation and location. Contact us now to book your viewing appointment!

Entrance Hall

Accessed via a door to the side with a cupboard housing the alarm as well as offering storage, loft access, radiator and carpet flooring.

Lounge Diner

23' 3" x 12' (7.09m x 3.66m)

Having two double glazed windows to the front, feature fireplace, two radiators, ceiling light and carpet flooring.

Kitchen

11' 4" x 9' 3" plus recess (3.45m x 2.82m plus recess)

Fitted with base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. With space and plumbing for a washing machine, space for a cooker, door to a handy utility are, door the side, double glazed window to the side, cupboard housing the boiler and a radiator.

Bedroom One

15' 8" to wardrobe x 11' 5" (4.78m to wardrobe x 3.48m)

Having a double glazed window to the rear, fitted wardrobes, radiator and carpet flooring.

Bedroom Two

12' 6" x 11' 5" (3.81m x 3.48m)

Having a double glazed window to the rear, radiator and carpet flooring.

Bathroom

Fitted with a bath and wash hand basin. With fully tiled walls, and a double glazed obscure window to the side.

Separate W/C

Fitted with a W/C, fully tiled walls and a double glazed obscure window to the side.

Outside

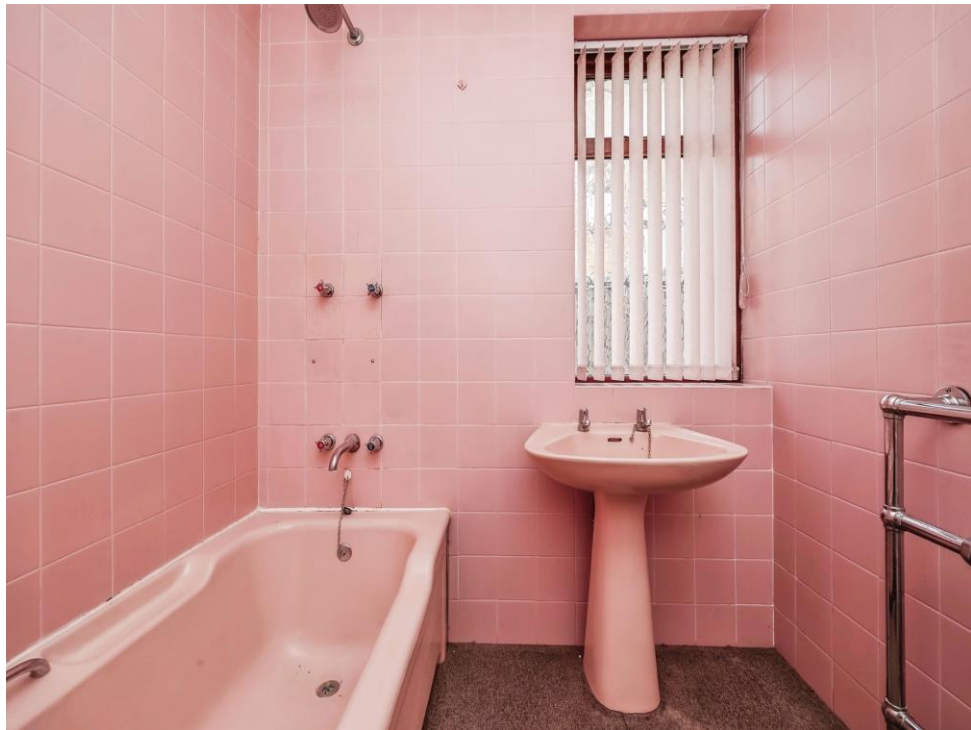
To the front you will find a paved driveway providing ample off road parking leading to the garage.

To the rear you will find an enclosed garden which is mainly laid to lawn with mature shrubs and a brick built outbuilding.

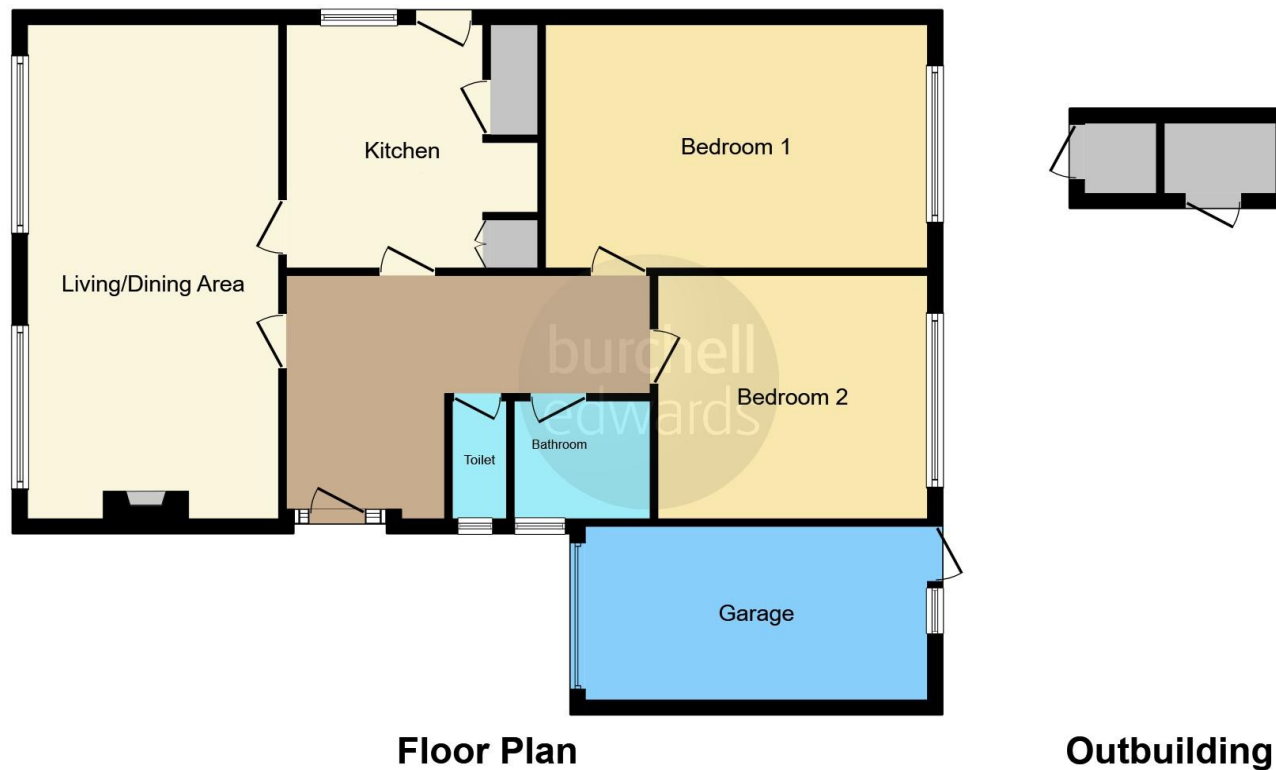
Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207192



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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