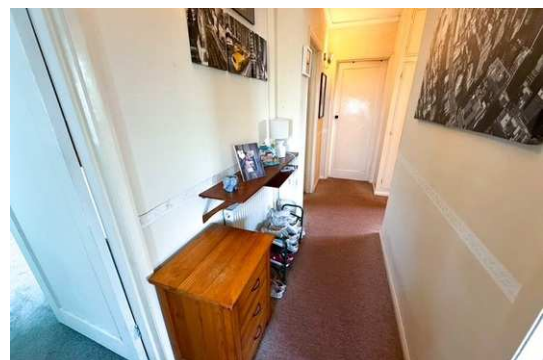


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Upper Dunstead Road, Langley Mill, Nottingham, Nottinghamshire ,  
NG16 4FH  
Offers Over £200,000**



**FEATURES:**

- TWO BEDROOMS
- DETACHED BUNGALOW
- GOOD SIZED PLOT
- GARAGE AND OFF STREET PARKING
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- GREAT POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- NO UPWARD CHAIN

**COUNCIL TAX BAND: C EPC RATING: D**

Entrance hallway  
Doors to all rooms, radiator, loft access point, storage cupboard.

Bedroom  
3.80 m x 2.72 m (12'6" x 8'11")  
UPVC window to front aspect, radiator.

Lounge  
5.38 m x 3.77 m (17'8" x 12'4")  
UPVC window to side aspect, UPVC bay window to front aspect, radiator, feature fireplace.

Bedroom  
4.11 m x 3.71 m (13'6" x 12'2")  
UPVC window to rear aspect, radiator.

Bathroom  
UPVC window to rear aspect, three piece suite comprising of panelled bath with shower above and shower screen, WC and pedestal hand wash, part tiled walls, tiled

flooring, radiator.

Kitchen  
3.81 m x 2.71 m (12'6" x 8'11")  
UPVC window to side aspect, fitted kitchen with base and wall units with roll top work surface, sink unit, part tiled walls, plumbing for washing machine, cooker, tiled flooring, radiator.

Dining Room  
3.16 m x 2.65 m (10'4" x 8'8")  
UPVC window and door to side aspect, radiator.

Outside  
To the front of the property is a good sized lawned area, driveway providing ample off street parking, gated access leading to the single detached garage.  
To the rear of the property is a good sized enclosed garden with patio area, decking area, being enclosed via panelled fencing.

## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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### NOTICE TO PROSPECTIVE PURCHASERS

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