



34 Gardens Court, West Bridgford

£200,000 Leasehold

Retirement Mid Terraced Bungalow • Two Bedrooms • Living Room • Kitchen • Three-Piece Shower Room • Enclosed Rear Garden • Allocated Parking • Sought-After Location • No Upward Chain • Must Be Viewed



GUIDE PRICE £200,000 – £220,000

NO UPWARD CHAIN...

This well-presented two-bedroom mid-terraced bungalow is situated in a highly sought-after retirement development, offering comfortable and practical living accommodation for those seeking a peaceful lifestyle. The property is offered with no upward chain, making it an ideal choice for buyers looking for a smooth and efficient move. Internally, the bungalow features a living room that provides a relaxing space for day-to-day living, while the adjacent kitchen is fitted with a range of units and offers a pleasant outlook over the rear garden. There are two well-proportioned bedrooms, each offering flexibility for use as a guest room, study, or dressing room, depending on your needs. The three-piece shower room is conveniently located off the main hallway and is fitted with a walk-in shower, wash basin, and WC. The property further benefits from double glazing and electric heating throughout, ensuring comfort all year round. With allocated parking included, residents and visitors alike will appreciate the ease of access and convenience this provides. Outside, the bungalow enjoys a rear garden that is perfect for enjoying the outdoors. The garden features a gravelled area as well as a lawn that offers a pleasant green outlook. To the front of the property, there is a neat lawn that enhances the attractive kerb appeal of the bungalow and provides a welcoming approach for residents and guests. The development itself is well maintained, offering a tranquil setting with communal pathways, making it an appealing environment for retirement living. The location is particularly desirable, with local amenities, shops, and public transport links all within easy reach, ensuring that daily needs are conveniently met

MUST BE VIEWED

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E



ACCOMMODATION

Hall

10' 6" x 2' 11" (3.21m x 0.88m)

The entrance hall has carpeted flooring, access into the loft, a wall-mounted storage heater, and a door providing access into the accommodation.

Living room

12' 8" x 14' 2" (3.85m x 4.31m)

The living room has carpeted flooring, a wall-mounted storage heater, a TV point, and sliding patio doors opening to the rear garden.

Kitchen

7' 5" x 10' 3" (2.27m x 3.13m)

The kitchen has a range of fitted base and wall units with worktops, a sink and half with a swan neck mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, space for a tumble dryer, tiled splashback, vinyl flooring, and a UPVC double glazed window to the rear elevation.

Bedroom One

9' 5" x 10' 8" (2.88m x 3.24m)

The first bedroom has a UPVC double glazed window to the front elevation, a wall-mounted storage heater, an in-built cupboard, and carpeted flooring.

Bedroom Two

7' 6" x 7' 3" (2.29m x 2.21m)

The second bedroom has a UPVC double glazed window to the front elevation, a wall-mounted storage heater, and carpeted flooring.

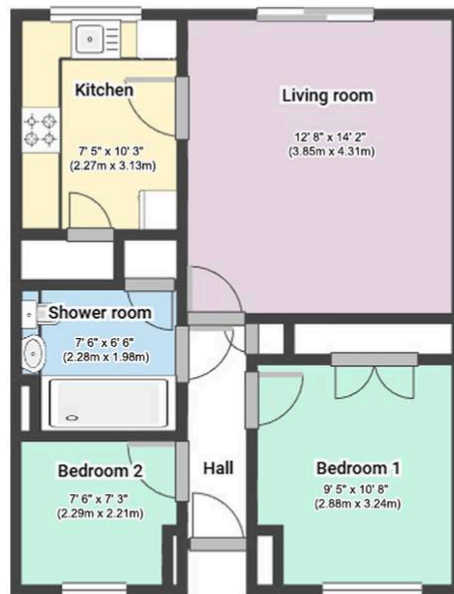
Shower Room

7' 6" x 6' 6" (2.28m x 1.98m)

The shower room has a concealed flush W/C, a vanity-style wash basin, a walk-in shower with a wall-mounted electric shower, a chrome heated towel rail, a wall-mounted heater, a chrome heated towel rail, waterproof boarding to the walls, and vinyl flooring.

DISCLAIMER

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