



Saltburn Road

, Nottingham, NG8 3FZ

Offers over £190,000



Nestled on the charming Saltburn Road in Nottingham, this delightful bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

Situated in a desirable area, this property benefits from local amenities and excellent transport links, making it easy to explore the vibrant city of Nottingham and its surroundings. Whether you are looking to enjoy the tranquility of suburban living or the excitement of city life, this bungalow offers the best of both worlds.

With its appealing features and prime location, this property is a wonderful opportunity for anyone looking to settle in a comfortable and accessible home. Do not miss the chance to make this charming bungalow your own.



Description

NO UPWARD CHAIN - A detached two bedroom bungalow in a popular location of Nottingham briefly comprising of an entrance hall, lounge, kitchen, two bedrooms and bathroom. The grounds are of a generous size with a wrap around garden fully enclosed.

Kitchen

The kitchen comprises of a range of wall and base units, stainless steel sink and drainer, space and plumbing for a washing machine, space for a fridge freezer, part tiled walls, chrome extractor hood, rear facing window and a door leading to the rear garden.

Lounge

The lounge includes carpet, radiator, and front facing window.

Bedroom one

A double room with a carpet, radiator and a front facing window.

Bedroom Two

A double room with a carpet, radiator and rear facing window.

Bathroom

The bathroom includes a three piece suite with a wc, bath and hand wash basin, chrome towel rail, full tiled walls, laminate flooring and a rear facing window.

Outside

The property benefits being a large corner plot with a fully enclosed wrap around garden, mainly laid to lawn with a paved area in the rear of the garden.

Disclaimer

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. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

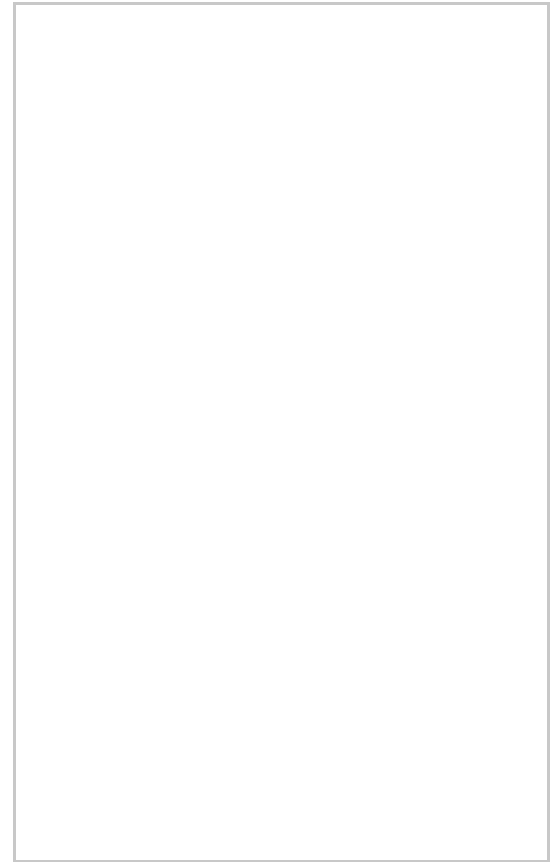
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

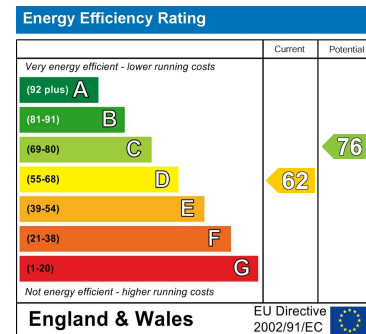
Area Map



Floor Plans



Energy Efficiency Graph



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