



£240,000 Freehold

8 WESTBOURNE ROAD | UNDERWOOD | NOTTINGHAM | NG16 5EG

**BuckleyBrown**  
ESTATE AGENTS

WONDERFUL BUNGALOW OPPORTUNITY. Positioned on Westbourne Road in the charming area of Underwood, Nottingham, this delightful detached bungalow offers a peaceful retreat while being conveniently located near local amenities and transport links. The surrounding neighbourhood is known for its friendly community and picturesque surroundings, making it an ideal place to call home.

Upon entering the property, you are welcomed into a well-proportioned living room that provides a warm and inviting atmosphere. This space is perfect for relaxation or entertaining guests, with ample natural light streaming through the windows, creating a bright and airy feel. Just next door is a full equipped kitchen to utilise to your desire. Finally there is a bright and airy conservatory, complemented by french doors opening onto the rear patio.

The bungalow features two bedrooms, both designed for comfort and tranquillity. The shower room is found just off the hallway and is equipped with a three piece suite. The overall condition of the property is commendable, ensuring that you can move in with ease and make it your own.

Outside, the property boasts a low maintenance garden area that offers a pleasant space for enjoying the fresh air. This charming bungalow presents a wonderful opportunity for those seeking a comfortable and convenient lifestyle in a lovely Nottingham location. Not to mention the benefit of its own private driveway and detached garage, allowing for secure off road parking.

Call now to arrange a viewing!





**Porch**  
Window to the front, fitted storage cupboard and leading access into the living room.

**Living Room 16'0" x 12'7"**  
Spacious reception room with carpeted flooring, multiple central heating radiators and dual aspect windows to the front and side.

**Kitchen 8'2" x 11'3"**  
Complete with a range of matching wall and base cabinetry, inset sink with drainer, integrated appliances, decorative splashback tiles and a window to the side elevation.

**Conservatory 6'8" x 9'1"**  
Accessible from the second bedroom with

surrounding windows and french doors opening to the side elevation.

**Bedroom One 8'11" x 12'0"**  
Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

**Bedroom Two 6'9" x 10'3"**  
Laminate flooring, central heating radiator and double doors leading through to the conservatory.

**Shower Room 5'4" x 8'1"**  
Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the side elevation.

**Garage 8'2" x 17'4"**  
Accessible from the front elevation with an external door to the side elevation.



**Outside**  
Low maintenance frontage with a lawn, decorative gravel area, private driveway and a detached garage for secure off road parking. To the rear you will find a paved and decked seating area with a pergola and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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