

2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

**Wheeler Avenue, Eastwood, Nottingham, Nottinghamshire , NG16
2AN
£275,000**



FEATURES:

- FULLY RENOVATED DETACHED BUNGALOW
- TWO BEDROOMS
- SOUTH-EAST FACING GARDEN
- MODERN KITCHEN DINER
- MODERN SHOWER ROOM
- OFF ROAD PARKING
- LANDSCAPED GARDEN
- BLOCKED PAVED DRIVEWAY
- DETACHED OUTBUILDING
- NO UPWARD CHAIN

COUNCIL TAX BAND: B EPC RATING: C

Entrance Hallway

Composite door, radiator and laminate flooring and storage cupboard. Access to boarded loft with pull down ladder.

Lounge

3.09 m x 4.27 m (10'2" x 14'0")
UPVC double glazed French doors to garden and radiator.

Kitchen Diner

3.29 m x 2.69 m (10'10" x 8'10")
A range of matching wall and base units with work surfaces incorporating stainless steel sink & drainer unit. Integrated appliances including electric oven, induction hob with extractor over, fridge-freezer, washing machine and dishwasher. Tiled flooring, radiator and uPVC double glazed windows to the front and sides.

Bathroom

White 3-piece suite comprising wc, vanity sink with storage under and walk-in shower. Tiled flooring, partially tiled walls and obscured UPVC window to the side.

Bedroom One

4.27 m x 3.09 m (14'0" x 10'2")

UPVC double glazed window to the front and radiator.

Bedroom Two

2.84 m x 2.86 m (9'4" x 9'5")

UPVC double glazed window to the rear and radiator.

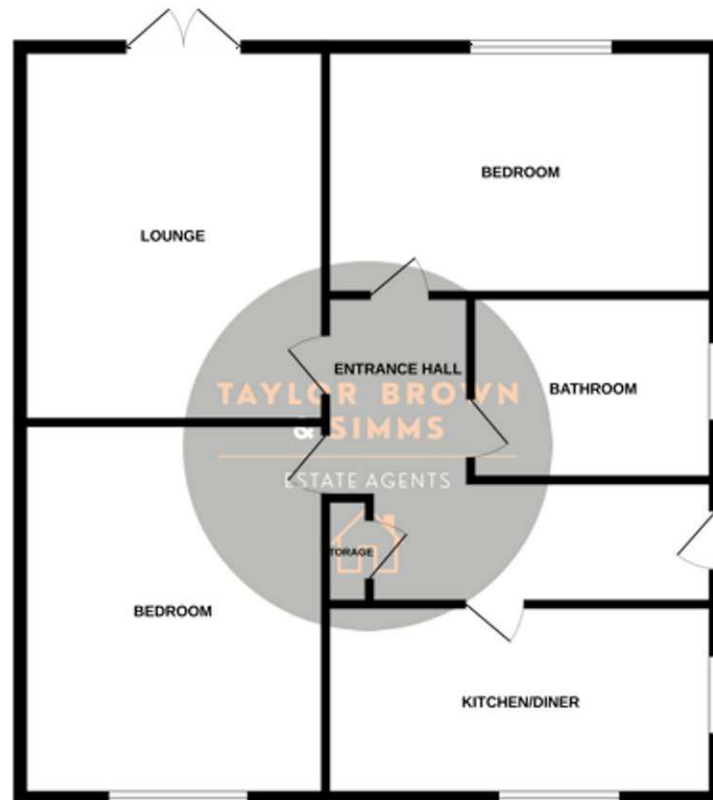
Outbuilding

Detached brick and block outbuilding, clad with modern UPVC cladding, external security lights and power.

Outside

To the front of the property is a block paved driveway providing ample off-street parking which leads to secure gates, laurel hedging and fencing. The property features outdoor security lighting, power socket and outside tap. To the rear is a landscaped garden with sandstone patio seating area, path leading to a landscaped gravel area and a detached outbuilding. There is also a lawned area, timber decking borders and timber fencing enclosing the South-East facing rear garden.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for only prospective purchases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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