



**Auction**

## 2 bed detached bungalow to buy in NG16

Philip Avenue, Nuthall, Nottingham,  
Nottinghamshire, NG16 1EB

**£245,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Detached Bungalow
- ✓ 2 Reception Rooms
- ✓ Off Road Parking & Garage
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Positioned in a private position in a cul-de-sac of just a handful of properties is this spacious detached bungalow brought to the market with no upward chain. Features include two reception rooms, a conservatory, generous private gardens, off road parking, and garage. Briefly comprising; storm porch, entrance hallway, lounge, dining room, kitchen, conservatory, two bedrooms, bathroom, and separate WC. Outside, the property is tucked away at the bottom of the cul-de-sac, with a driveway to the front, lawned gardens, access to the garage, and gated side access leading to the privately enclosed rear garden. Located close to Kimberley town centre, there are an array of amenities close by including shops, a supermarket and pubs. Excellent road and bus routes are nearby providing easy access to Nottingham and beyond.

Storm Porch

Door to the entrance hall.

Entrance Hall

Doors to all rooms.

Lounge

4.31m x 3.53m (14' 2" x 11' 7") 2 uPVC double glazed windows to the side, uPVC double glazed bay window to the front, radiator and brick built fire place with inset fire.

Dining Room

3.69m x 2.51m (12' 1" x 8' 3") UPVC double glazed window to the side, radiator and door to the kitchen.

Kitchen

3.73m x 2.19m (12' 3" x 7' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height oven & gas hob with extractor over. Plumbing for washing machine, radiator, uPVC double glazed windows to the rear & side. Door to the conservatory.

#### Conservatory

2.55m x 2.06m (8' 4" x 6' 9") UPVC double glazed construction and door to the rear garden.

#### Bedroom 1

4.46m x 3.68m (14' 8" x 12' 1") UPVC double glazed window to the front and radiator.

#### Bedroom 2

3.72m x 3.6m (12' 2" x 11' 10") UPVC double glazed window to the rear and radiator.

#### WC

Obscured uPVC double glazed window to the rear and WC.

#### Bathroom

2 piece suite comprising WC and bath. Obscured uPVC double glazed window to the rear, radiator and airing cupboard housing the combination boiler.

#### Outside

To the front of the property is a turfed lawn and flower bed borders with a range of mature plants & shrubs. A driveway provides off road parking leading to the detached single garage with up & over door and power. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, flower bed borders with a range of mature plants, shrubs and trees, gravel beds with decorative stones and 2 brick built out houses offering further storage space. The garden is enclosed by timber fencing to the perimeter.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £245,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Year built: 1961

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

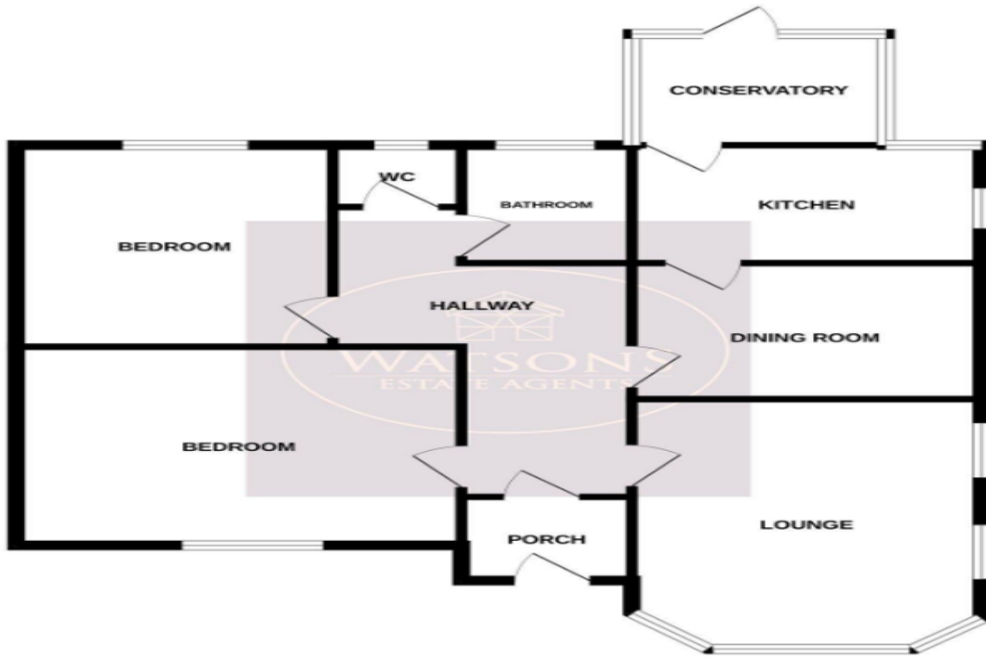
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of levels, materials, fixtures and fittings are approximate and no responsibility is taken for any error or omission or for the use of the plan for any purpose other than that of a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metropix iQ225

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Philip Avenue, Nuthall, Nottingham, Nottinghamshire, NG16 1EB

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