



Albert Street, Bottesford
Nottingham, NG13 0AJ



Albert Street, Bottesford Nottingham, NG13 0AJ £295,000

Offered to the market is this beautifully presented, Two / Three Bedroom Detached Bungalow. Located within a short walking distance to shops and amenities within the popular village of Bottesford and having versatile accommodation comprising: Entrance Hall, inner Hall, modern Shower Room, Two Bedrooms, Third Bedrooms / Second Reception Room, Open Plan contemporary Kitchen / Dining / Living Room, Courtyard Garden and driveway providing off street parking for several vehicles. EPC - TBC. Council Tax Band - D. freehold. No Upward Chain.

Entrance

Double glazed front door into Entrance Hall.

Entrance Hall

A spacious welcoming reception having uPVC double glazed windows to two elevations, solid wooden doors to the Open Plan Kitchen / Dining / Living Room and storage cupboard, tiled flooring and open to the Inner Hall.

Inner Hall

Solid wooden doors to the Shower Room, Bedrooms One and Two and Bedroom / Second Reception Room and wood effect flooring.

Bedroom / Second Reception Room

14'2" x 15'9" (4.32 x 4.82)

Continuation of the wood effect flooring and two UPVC double glazed windows.



Bedroom

13'9" x 12'11" (4.21 x 3.95)

UPVC double glazed window and continuation of the wood effect laminate flooring.

Bedroom

11'3" x 8'0" (3.45 x 2.44)

UPVC double glazed window and continuation of the wood effect laminate flooring.

Shower Room

8'1" x 7'11" (2.47 x 2.43)

Fitted with a contemporary three piece suite comprising: Double shower cubicle with chrome rain shower over, W.C. set into a vanity unit and wash basin set into a vanity unit, tiling to floor and wet areas and uPVC double glazed window.

Open Plan Kitchen / Dining / Living Room

18'5" x 25'7" (5.63 x 7.81)

A generous and light open plan room with the kitchen being fitted with contemporary white high gloss base units with work surface over, inset sink and drainer, space and plumbing for washing machine and dishwasher, space for fridge freezer, built-in electric fan assisted oven and grill with electric hob and extractor fan over, tiled flooring, double glazed windows to two elevations, double glazed door accessing the small courtyard garden and open through to the Living Space where there is a television point and wood effect flooring.

Courtyard Garden

Hard landscaped with timer shed ideal for storage and pedestrian access leading to the front.

Outside to the Front

There is a driveway providing off street parking for several vehicles.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal. Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

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.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



t: 01949839839

e: bingham@newtonfallowell.co.uk

www.newtonfallowell.co.uk