



Magdalen Drive, East Bridgford, NG13 8NB

Guide Price **£365,000**

Detached Bungalow, 2 Bedrooms

A skillfully extended bungalow in popular East Bridgford with its amenities to include, shop, post office, hairdressers, public house and medical centre. The accommodation consists of entrance hall, two bedrooms, bathroom, living room with French doors onto the patio, extended kitchen diner and living space also with French doors onto the patio. There is driveway parking to the side and a garage with garden store to the rear. Manageable front and rear gardens. Modern gas central heating and double glazing. No upward chain.

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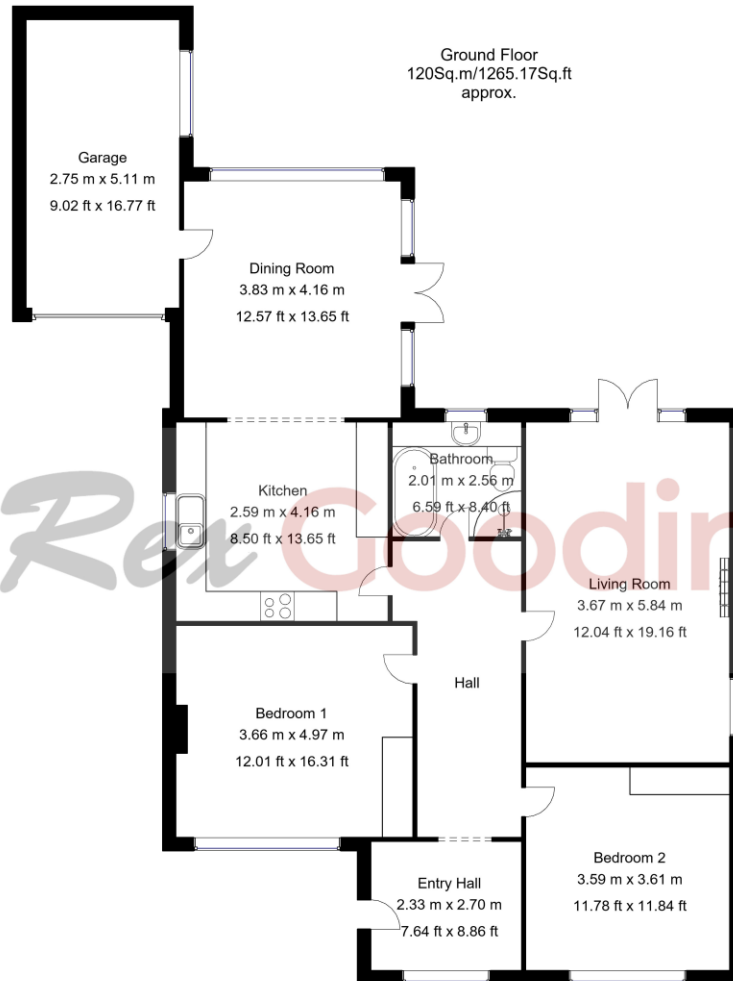


Key features:

- Highly Regarded Village with Great Transport Links
- Shop, Post Office, Hairdressers, Pub & Medical Centre
- Extended to the Front & Rear
- Modern Gas Central Heating & Double Glazing
- Spacious Entrance Hall
- Living Room & Kitchen Diner with Additional Living Space
- Driveway Parking & Garage
- No Upward Chain

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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. E 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 purchaser. Specifically no guarantee is given on the total square footage of the property. CC Ltd ©2018

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Rex Gooding LLP.