

FOR  
SALE



**Maid Marian Avenue, Bilsthorpe, Newark, Nottinghamshire NG22 8SR**

**£180,000 - Freehold**

**Chadwells**  
Estate & Letting Agents

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## PROPERTY SUMMARY

Much larger than first meets the eye.....This wonderful two-bedroom bungalow situated in a quiet residential area of Bilston offers much more than first meets the eye. Spacious and tastefully decorated through the property boasts a modern kitchen/dining room with french doors leading onto the private rear garden, a spacious yet cozy lounge complete with multi fuel burner, two wonderfully sized bedrooms and shower room with a separate toilet. Externally the property has off road parking to the front and a shared driveway that leads to the detached garage. The rear garden is of a lovely size making it easy to maintain but enjoyable if you're a keen gardener. Viewings are essential to appreciate what this bungalow has to offer.

## POINTS OF INTEREST

- Quiet Village Location
- Two Double Bedrooms
- Log burner in Lounge
- Private Rear Garden
- Garage and Off Road Parking



**Entrance Hall**

Enter through the uPVC door into the entrance hall with laminate wood flooring, doors to the lounge, kitchen/diner, two bedrooms, shower room and WC.

**Kitchen**

Fitted with wall and base units, square edge worksurfaces' with inset sink, drainer and mixer tap. Electric oven, hob and extractor fan, space for fridge/freezer and washing machine. Laminate flooring, tiled splashbacks and uPVC door, window to the side aspect.

**Dining Area**

Dining area with laminate flooring, radiator and French doors into the rear garden.

**Lounge**

With laminate flooring, radiator and multi fuel burner.

**Master Bedroom**

With built in wardrobes, carpet flooring, radiator and uPVC window to the front aspect.

**Bedroom Two**

With carpet flooring, radiator and uPVC window to the front aspect.

**Shower Room**

With a large walk in shower and sink set on vanity storage unit. Part tiled walls, vinyl flooring, ladder style radiator and obscure window to the side aspect.

**WC**

With low flush WC.

## MATERIAL INFORMATION

**Council Tax:** Band B

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**EPC Rating:** D (68)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

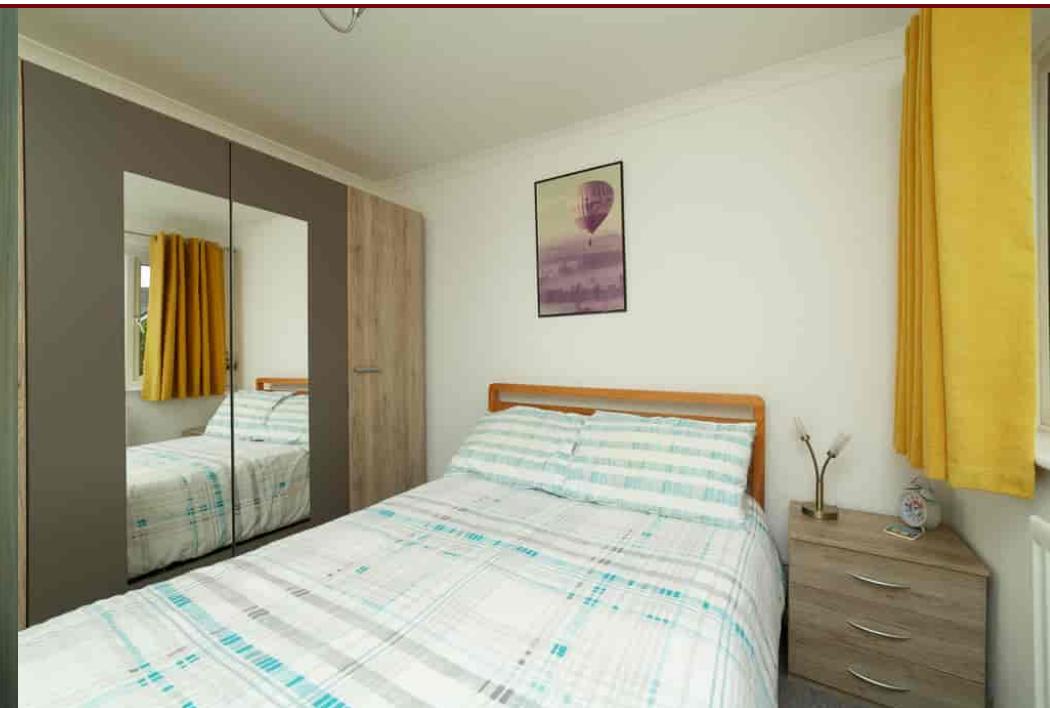
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



*Ground Floor*

