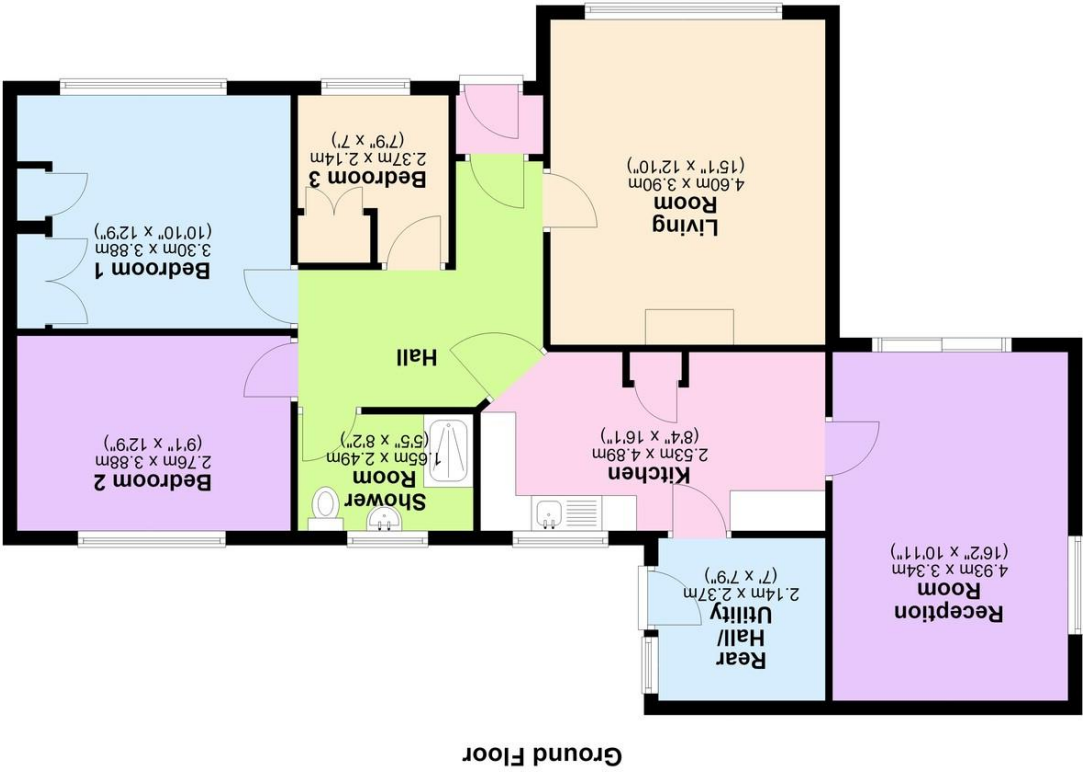




ESTATE AGENTS, VALUERS AND AUCTIONEERS

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ESTATE AGENTS, VALUERS AND AUCTIONEERS

1 Katherine Drive, Toton, NOTTINGHAM, NG9 6JB

Asking Price Of £320,000



Three bedroom detached bungalow located in Toton, Nottingham

For sale with no upwards chain and vacant possession, a three bedroom detached corner bungalow in need of modernisation and full works required.

Property Description

For sale with no upwards chain and vacant possession a three bedroom corner plot detached bungalow ideally located in the popular residential area of Toton. Requiring full renovation works throughout this property is available to view however further inside photos will be added once the property has been cleared.

****Please note, this property will remain on the market until exchange of contracts****

The property is within easy reach of the excellent local schools in Toton, there is a Tesco superstore on Swiney Way with more shops being found in the nearby towns of Long Eaton and Beeston where there are several supermarkets and other retail outlets, there is an M&S food store, Next, a TK Maxx and several coffee eateries at the Chilwell Retail Parks which are within walking distance of the house, walks in the picturesque Attenborough Nature Reserve and along the banks of the River Trent, healthcare and sports facilities including several local golf courses and the excellent transport links include J25 of the M1, the Nottingham tram system which terminates in Toton, East Midlands Airport which can be reached via the Skylink bus, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



LIVING ROOM: 15' 1" x 12' 9" (4.60m x 3.90m) Double glazed uPVC window to the front, carpets

KITCHEN: 8' 3" x 16' 0" (2.52m x 4.89m) Double glazed uPVC window to the side, fitted under and over counter units.

RECEPTION ROOM: 16' 2" x 10' 11" (4.93m x 3.34m) Double glazed uPVC sliding doors to the rear garden, carpet.

UTILITY/REAR HALL: 7' 0" x 7' 9" (2.14m x 2.37m) Suitable area for a utility and rear entrance.

BEDROOM 1: 10' 9" x 12' 8" (3.30m x 3.88m) Double glazed uPVC window to the front, carpet and fitted wardrobes.

BEDROOM 2: 9' 0" x 13' 1" (2.76m x 3.99m) Double glazed uPVC window to the side, carpet.

BEDROOM 3: 7' 9" x 7' 0" (2.37m x 2.14m) Double glazed uPVC window to the front, carpet and storage cupboard.

SHOWER ROOM: 5' 4" x 8' 2" (1.65m x 2.49m) Double glazed uPVC window to the rear, fitted shower, wash hand basin and WC.

OUTSIDE: Situated on a corner plot with front and side gardens and driveway. Trees and bushes and small patio area.

TENURE: Freehold.

VIEWINGS: Strictly by appointment through Wallace Jones Estate Agents.

