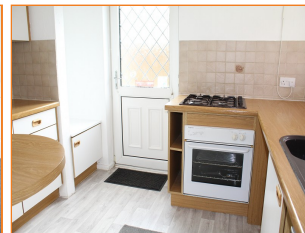


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## Shirley Road, Swanwick, £200,000

- TWO BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN
- MATURE GARDENS
- VIEWING RECOMMENDED
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this detached bungalow within this sought after location and being sold with no upward chain. Briefly the accommodation comprises: Lounge, fitted kitchen, inner hallway, bathroom and two bedrooms. The garden is very well established with an abundance of shrubs and trees, shaped lawn and parking to the front. We would recommend viewing this property as soon as possible to avoid disappointment.

Within Swanwick there is a general store/post office, fast food outlets, public houses, church, chemist, medical centre and a range of schooling. The M1/A38 may be accessed junction 28 which provides transport links to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet which offers retail opportunities, restaurants and coffee shops.

## Accommodation



### Fitted Kitchen (9' 07" x 7' 04") or (2.92m x 2.24m)

With cupboard and drawers, rolled edged work surfaces and breakfast bar, complementary tiling to the walls, inset single drainer sink unit with mixer tap, built in oven and four ring gas hob, plumbing for automatic washing machine, laminate floor, meter cupboard, coving to the ceiling and double glazed window and door.



### Lounge (15' 03" x 12' 05") or (4.65m x 3.78m)

Narrowing to 10ft 5. With double glazed bow window to the front elevation, coving to the ceiling, gas point, central heating radiator and TV aerial connection point.

## Inner Hall

With double glazed door to the side elevation, access to the loft space, airing cupboard and central heating radiator.



### Bedroom 1 (12' 00" x 10' 05" ) or (3.66m x 3.18m)

With TV aerial connection point, double glazed window to the rear elevation and central heating radiator.



### Bedroom 2 (9' 05" x 7' 08" ) or (2.87m x 2.34m)

With double glazed window to the rear elevation, TV aerial connection point and central heating radiator.



## Bathroom

With three piece white suite comprising: panel bath with shower over, pedestal wash hand basin, low level WC, complementary tiling to the walls, central heating radiator and double glazed window to the side elevation.



## Outside

To the front of the property there are well established decorative shrubs and a driveway provides off road car parking. To the rear of the property is an enclosed delightful garden with shaped lawn, dwarf wall, raised ornamental border and a paved seating area.

## Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:55

## Tenure

We are informed that the tenure is Freehold

## Council Tax


Band B

## Directions

For Satellite Navigation the post Code is DE55 1AZ



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.