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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Palmerston Street, Westwood, Nottingham, Nottinghamshire , NG16  
5JA Offers in region of £240,000**



**FEATURES:**

- TWO BEDROOMS
- DETACHED BUNGALOW
- PLANNING PERMISSION FOR EXTENSION TO FRONT AND REAR
- DETACHED GARAGE WITH OFFICE SPACE TO REAR
- AMPLE OFF STREET PARKING
- CONSERVATORY
- LOW MAINTENANCE GARDENS
- MODERN SHOWER ROOM
- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION

**COUNCIL TAX BAND: C EPC RATING: D**

#### Entrance Hallway

Doors to all rooms, radiator, tiled flooring.

#### Kitchen

2.86 m x 3.00 m (9'5" x 9'10")

UPVC window to rear aspect, fitted kitchen with base and wall units with roll top work surface, sink unit, part tiled walls, integrated oven, hob and extractor above, part tiled walls, tiled flooring, plumbing for washing machine, space for fridge.

#### Lounge Diner

3.46 m x 5.97 m (11'4" x 19'7")

Patio doors leading to conservatory, radiator, feature fireplace, radiator.

#### Conservatory

3.40 m x 2.67 m (11'2" x 8'9")

UPVC windows and french doors to rear garden, tiled flooring.

#### Bedroom One

3.60 m x 2.54 m (11'10" x 8'4")

UPVC window to front aspect, radiator, laminate flooring, fitted wardrobes to one wall.

#### Bedroom Two

2.84 m x 2.63 m (9'4" x 8'8")

UPVC window to front aspect, laminate flooring, radiator, fitted wardrobes.

#### Shower Room

UPVC window to side aspect, a modern three piece suite comprising of double shower, WC and hand wash basin set in a vanity unit, cupboard housing the boiler, which was installed Nov 2023, radiator, tiled walls.

#### Outside

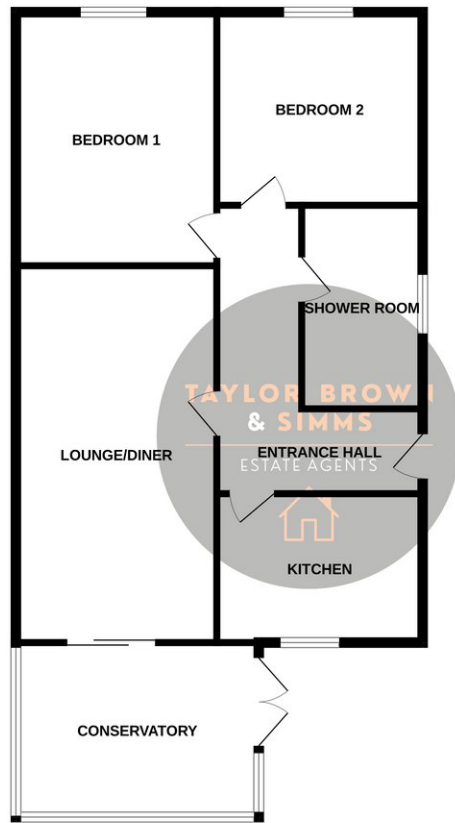
To the front of the property is a gravelled off street parking area. To the side is further parking and leading to a single detached garage.

To the rear is a low maintenance garden with gravelled and paved areas, and mature shrubs and borders and being enclosed via panelled fencing.

#### Single Garage

Recently replaced electric roller door (installed 2024), to the rear of the garage is currently being used as office space.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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