



10 Edenbridge Court
Wollaton, Nottingham, Nottinghamshire, NG8 2RS

£295,000

2 Bedroom Detached Bungalow

- Freehold
- Detached 2 Bedroom Bungalow
- Ample Off Street Parking & Garage
- No Onward Chain
- Upgraded Kitchen
- Wet Room With Electric Shower
- Garage With Utility Area
- Enclosed Rear Gardens
- Close to Local Bus Routes
- Ideal Location For Bramcote Lane Shops & Cafes
- EPC Rating D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 10 Edenbridge Court, Wollaton, Nottingham, Nottinghamshire, NG8 2RS](#)



Overview

A two bedroom link-detached bungalow in a prime cul de sac location. Enclosed rear gardens, ample parking and garage. Close to Bramcote Lane shops. NO CHAIN. Viewing recommended.

Situated within this highly regarded residential suburb in Wollaton and within easy reach of Bramcote Lane shops which offer a variety of shops and facilities catering for all needs. There is a regular bus service close by linking Queen's Medical Centre and Nottingham city centre.

The property is centrally heated and double glazed. The accommodation comprises: Entrance hall, lounge/dining room, conservatory, fitted kitchen, two bedrooms and shower room/WC. The attached garage has plumbing for a washing machine and could easily be converted into living accommodation (stp), similar to other properties in the area.

Viewing recommended.





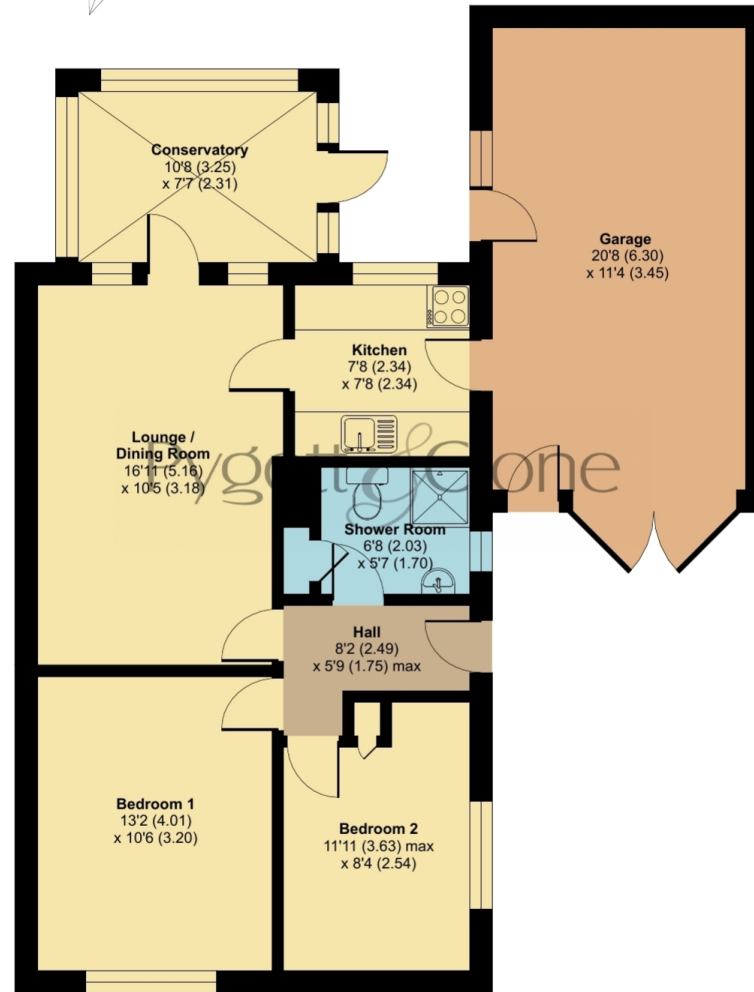
Edenbridge Court, Nottingham, NG8

Approximate Area = 685 sq ft / 63.6 sq m

Garage = 234 sq ft / 21.7 sq m

Total = 919 sq ft / 85.4 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Pygott & Crone. REF: 1281230



Location



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10 Edenbridge Court, Wollaton
is on the market with our Wollaton branch

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0115 985 4994