Robert Ellis

look no further. . .

Bramerton Road
Bilborough, Nottingham NG8 4NH

A TWO BEDROOM DETACHED CORNER PLOT BUNGALOW.

Asking Price £185,000 Freehold

A two bedroom detached bungalow occupying a generous corner plot, situated in this popular residential area and offered to the market with the benefit of no upward chain.

Robert Ellis are delighted to bring to the market this spacious bungalow which offers fantastic potential for a wide range of buyers, including those looking to downsize, invest, or create a forever home. The property sits on a wide corner plot with well-tended gardens to the front, side, and rear, and also benefits from a detached garage and driveway providing off-street parking.

The accommodation comprises an entrance hallway, spacious lounge, fitted kitchen, two good-sized bedrooms, and a modern bathroom. The property further benefits from a gas central heating system and double glazing throughout.

Positioned within easy reach of local shops, bus routes, and excellent road links, the home is ideally placed for access to Nottingham city centre, the QMC, and the M1.

A property with great potential in a sought-after location – early viewing comes highly recommended.

Entrance Hallway
14' x 6'4 approx (4.27m x 1.93m approx)
UPVC double glazed door to the front, loft access hatch, ceiling light point, wall mounted radiator, storage cupboard housing electrical consumer unit along with meter points and shelving for further storage. Panelled doors to:

Storage Cupboard
With shelving for further storage.

Bedroom 1
11'2 x 12' approx (3.40m x 3.66m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point.

Bedroom 2
10'7 x 8'10 approx (3.23m x 2.69m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point.

Shower Room
8'3 x 7'7 approx (2.51m x 2.31m approx)
Three piece suite comprising of a walk-in shower enclosure with electric shower above, pedestal wash hand basin, low flush w.c., UPVC double glazed window to the rear, ceiling light point, coving to the ceiling, tiled splashbacks, wall mounted radiator, airing/storage cupboard housing Baxi combination boiler and further storage space.

Living Room
13'8 x 11'3 approx (4.17m x 3.43m approx)
UPVC double glazed picture window to the front, ceiling light point, wall mounted double radiator, panelled door to:

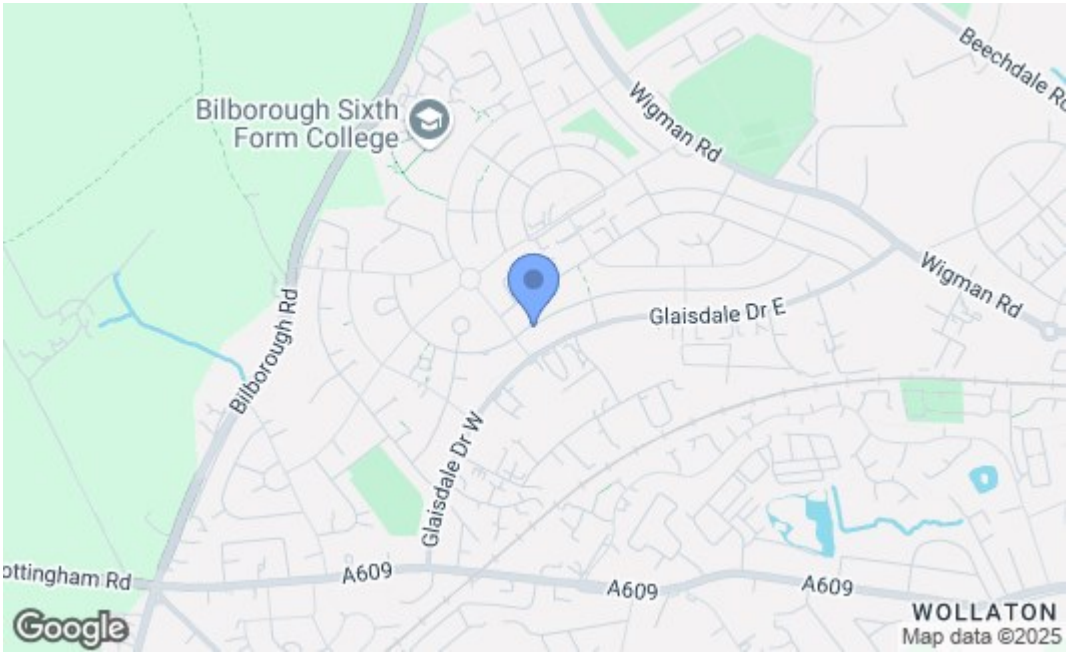
Fitted Kitchen
11'4 x 9'4 approx (3.45m x 2.84m approx)
With a range of matching wall and base units with work surface above, integrated oven with four ring stainless steel gas hob and stainless steel extractor hood over, stainless steel sink with swan neck mixer tap above, space and point for a free standing washing machine, tiling to the floor, tiled splashbacks, ceiling light point, coving to the ceiling, double radiator, UPVC double glazed window to the rear, UPVC double glazed door to the rear garden.

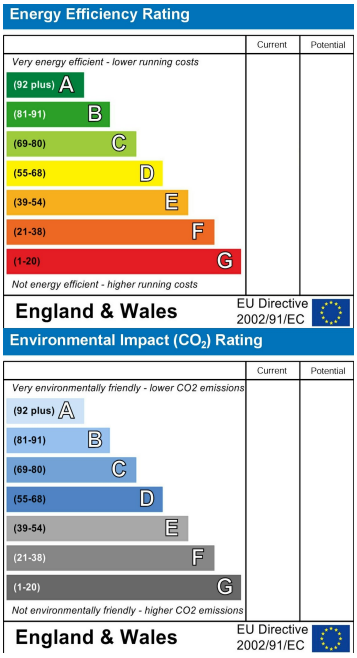
Outside
The property sits on a corner plot with a garden to the front, pathway to the front entrance door and fencing to the boundaries.

To the rear of the property there is an enclosed rear garden laid mainly to lawn with fencing and hedges to the boundaries, driveway leading to the free standing concrete sectional garage.

Council Tax
Nottingham Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT Sky, Virgin
Broadband Speed - Standard 5mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, Three, 02, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485