



Bratton Drive,
Bestwood, Nottingham
NG5 5UL

£115,000 Flying Freehold



****ATTENTION INVESTORS AND FIRST-TIME BUYERS*****

**** Guide price £115,000 - £125,000*****

NO UPWARD CHAIN...

Robert Ellis Estate Agents are delighted to present to the market this ONE bedroomed Coach style modern detached FREEHOLD property. This property also benefits from having gas central heating, double glazing, no chain.

This well presented property benefits from a single garage and off road parking. Stairs lead from the ground floor to the landing on the first floor, which provides access to the REFITTED Shower room, DOUBLE Bedroom and living room. The main reception room leads to the Dining room and a fitted kitchen,

If you are looking to move straight into a property that requires no cosmetic work - this could be the ideal home for you. This property is situated within close proximity to various local amenities, The City Hospital, great schools and regular transport links

This property must be viewed to appreciate the quality of the accommodation on offer. Please call the office today on 0115 6485485.



Entrance Hallway

With a leaded glazed composite door to the front, stairs to the first floor, wall mounted radiator, ceiling light point.

Landing

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, loft access hatch, airing cupboard housing the Ideal gas central heating boiler with further storage. Panelled doors to:

Living Room

14'5 x 10'10 approx (4.39m x 3.30m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, archway leading through to:

Dining Area

9'3 x 8'5 approx (2.82m x 2.57m approx)

UPVC double glazed window to the front, ceiling light point, wall mounted radiator, archway through to:

Kitchen

8'11 x 9'2 approx (2.72m x 2.79m approx)

UPVC double glazed window to the rear, with a range of matching wall and base units incorporating laminate work surface over, stainless steel sink with mixer tap above, space and plumbing for washing machine and dishwasher, space and point for free standing fridge freezer, tiled splashbacks, linoleum flooring, built-in oven with four ring gas hob above and extractor hood over, ceiling light point and ample storage cupboards.

Shower Room

8'5 x 6'6 approx (2.57m x 1.98m approx)

A modern white re-fitted three piece suite comprising walk-in shower enclosure with rain water shower head, low flush w.c., wall hung vanity wash hand basin with storage cupboard below, UPVC double glazed window to the rear, tiled floor and tiled splashbacks, recessed spotlights to the ceiling heated towel rail.

Bedroom

17'4 x 10'2 approx (5.28m x 3.10m approx)

UPVC double glazed windows to the front and rear, two wall mounted radiators and ceiling light point.

Garage

11'6 x 7'11 approx (3.51m x 2.41m approx)

With up and over door to the rear, UPVC double glazed window to the front, light, power and additional understairs storage area.

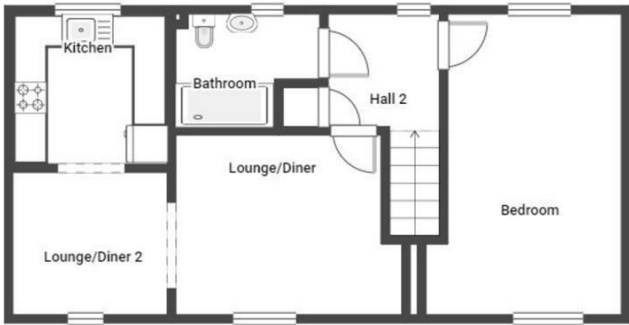
Outside

Driveway space to the front.

Council Tax

Council Tax band A - Nottingham City Council. To be confirmed by the purchasers solicitor.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.