



**Bramerton Road  
Bilborough, Nottingham NG8 4NH**

**Asking Price £185,000 Freehold**

A TWO BEDROOM DETACHED CORNER  
PLOT BUNGALOW.



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, O2, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

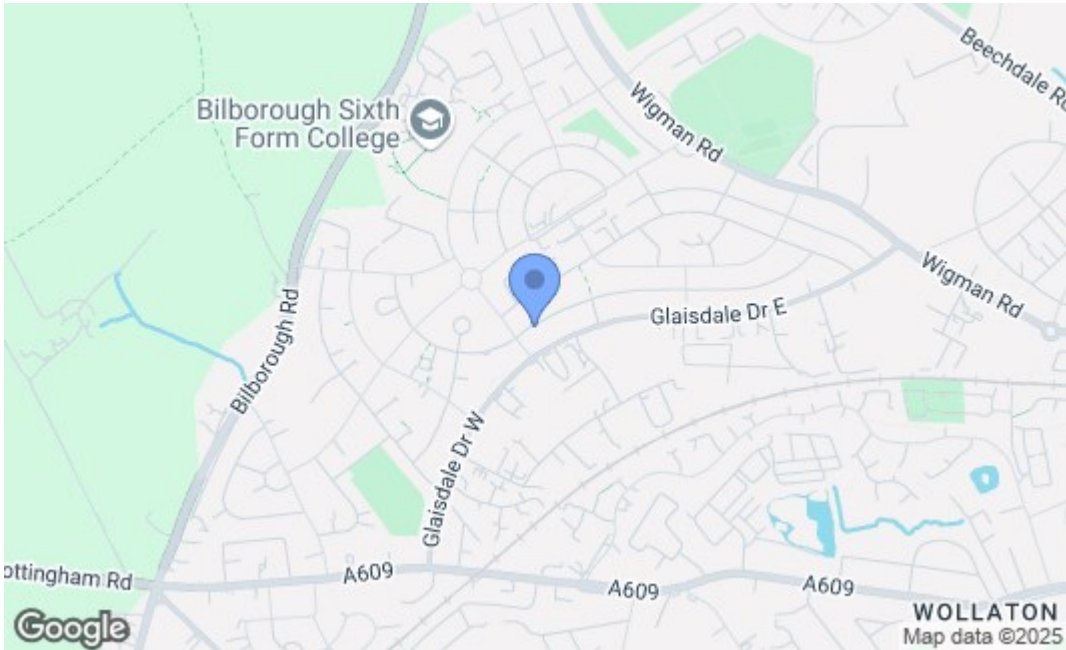
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 58      | 74        |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.