



**Bracknell Crescent
, Nottingham NG8 5EU**

**TWO DOUBLE BEDROOM SEMI-DETACHED
HOME, SELLING WITH NO UPWARD
CHAIN**

Asking Price £195,000 Freehold



A WELL PROPORTIONED AND VERSATILE TWO DOUBLE BEDROOM SEMI-DETACHED HOME, OFFERING SPACIOUS ACCOMMODATION THROUGHOUT, WITH THE BENEFIT OF A DRIVEWAY, GARAGE AND GENEROUS REAR GARDEN.

Robert Ellis are pleased to bring to the market this well maintained two double bedroom semi-detached home, ideally positioned within this popular and convenient residential location. The property offers a flexible layout which will suit a wide range of buyers, from first time purchasers and families through to those looking to downsize.

In brief, the accommodation comprises an entrance porch leading through to a bright and spacious lounge positioned to the front of the property. To the rear, there is a large dining kitchen fitted with a range of wall and base units, integrated appliances and ample space for dining, with a door providing access out to the driveway and rear garden. A particularly unique feature of this home is the lift from the kitchen to the first floor, offering added convenience and accessibility. There is also a useful ground floor WC.

To the first floor, the landing leads to two well proportioned double bedrooms, with the main bedroom enjoying a rear aspect and built-in storage. The bathroom has been adapted into a wet room style space, fitted with a three piece suite and offering practical and easy access.

Externally, the property benefits from a lawned garden to the front with a gated driveway providing off road parking and leading down the side of the property to a detached garage. To the rear, there is a generous enclosed garden, mainly laid to lawn with a patio area, ideal for outdoor entertaining.

Situated close to a wide range of local amenities, schools and excellent transport links into Nottingham city centre, this property offers both space and convenience in equal measure. An early viewing comes highly recommended to fully appreciate the accommodation on offer.



Entrance Porch

4'05" x 7' approx (1.35m x 2.13m approx)

Wooden entrance door to the side elevation, wooden window to the front elevation, wall mounted radiator, door leading through to the living room.

Lounge

11'1" x 15' approx (3.38m x 4.57m approx)

Window to the front elevation, wall mounted radiator, laminate flooring, recessed spotlights to the ceiling, door leading through to the inner lobby and dining kitchen.

Dining Kitchen

8'6" x 18'1" approx (2.59m x 5.51m approx)

Windows to the rear elevation, a range of wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with swan neck mixer tap over, four ring gas hob with stainless steel extractor hood over, integrated double oven, tiled splashbacks, tiling to the floor, recessed spotlights to the ceiling, glazed door to the side elevation providing access to the driveway, wall mounted radiator, lift providing access to the first floor landing, space and point for a fridge freezer, space and plumbing for a washing machine, space and point for a tumble dryer, space and plumbing for a dishwasher.

Ground Floor WC

12'11" x 4'11" approx (3.94m x 1.50m approx)

Recessed spotlights to the ceiling, tiling to the floor, low level flush WC.

Lobby

Consumer unit housed within a cabinet, staircase leading to the first floor landing, recessed spotlights to the ceiling.

First Floor Landing

Window to the side elevation, wall mounted radiator, loft access hatch, recessed spotlights to the ceiling, panelled doors leading off to:

Bathroom

11'10" x 7' approx (3.61m x 2.13m approx)

Window to the front elevation, three piece suite comprising semi-recessed vanity wash hand basin with storage below, low level flush WC, chrome heated towel rail, shower enclosure, wet room flooring, recessed spotlights to the ceiling, wall mounted electric heater, tiled splashbacks, built-in storage cupboard providing useful additional storage space.

Bedroom One

17'4" x 10' approx (5.28m x 3.05m approx)

Windows to the rear elevation, wall mounted radiators, lift shaft to the kitchen, airing cupboard housing the gas central heating combination boiler providing hot water and central heating to the property.

Bedroom Two

9'1" x 9'9" approx (2.77m x 2.97m approx)

Window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored doors.

Front of Property

To the front of the property there is a garden laid mainly to lawn, gated driveway providing off the road vehicle hardstanding with picket fence to the front boundary.

Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn, patio area, fencing and hedging to the boundaries with access to the freestanding concrete sectional garage.

Garage

Up and over door to the front elevation, side access door.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 12mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

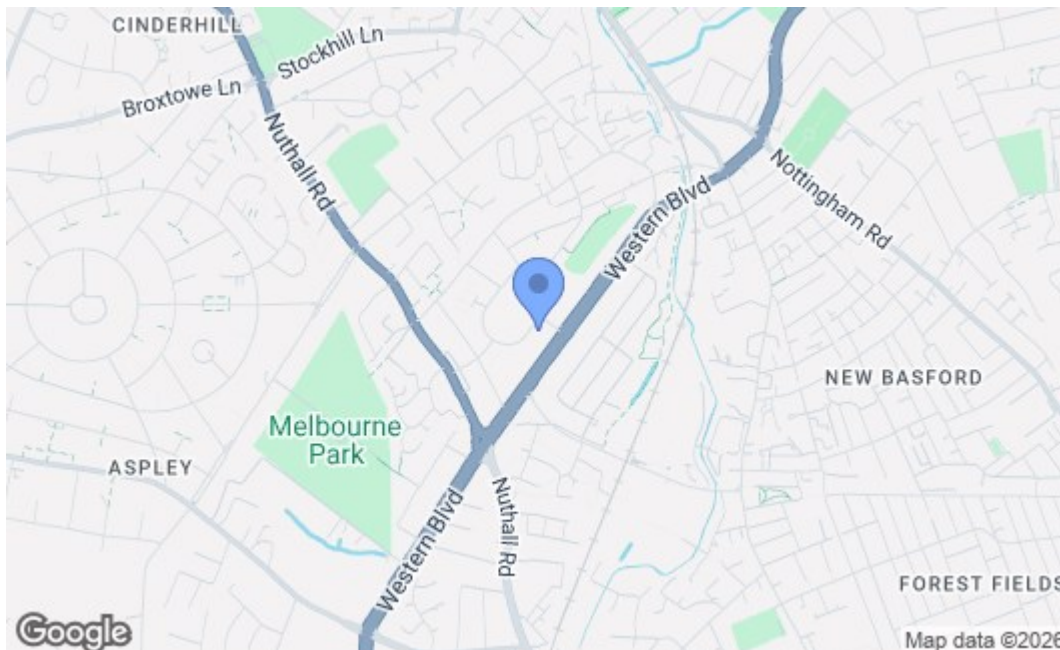
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



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		
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.