



Westray Close,  
Bramcote, Nottingham  
NG9 3GP

**£230,000 Freehold**



A well proportioned two-bedroom, semi-detached property in a quiet and peaceful location.

Situated a short walk from Bramcote Lane shops, you are positioned with a large range of local amenities on your doorstep include shops, public houses, healthcare facilities and transport links for journeys in and around the city.

This lovely property would be considered an ideal opportunity for any purchaser looking to put their own stamp on their next purchase, this would include first time buyers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; entrance porch, living room, breakfast kitchen, and conservatory. Then rising to the first floor are two double bedrooms and family bathroom.

Outside to the front of the property there is a lawned garden with mature shrubs, to the side there is a driveway with the garage beyond. To the rear of the property there is private and enclosed garden.

With the advantage of UPVC double glazing throughout and no upward chain, this property is well worthy of an early internal viewing.



## Entrance Porch

UPVC double glazed door through to carpeted porchway.

## Living Room

17'5" x 12'10" (5.31m x 3.93m )

A carpeted room with radiator, disconnected gas fire and UPVC double glazed window to the front aspect.

## Breakfast Kitchen

12'10" x 9'7" (3.93m x 2.93m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap. Space and fittings for freestanding appliances to include electric oven, fridge freezer and washing machine.

UPVC double glazed window and door to the Conservatory.

## Conservatory

Conservatory with lino and internal access to the garage.

## First Floor Landing

### Bedroom One

11'3" x 9'4" (3.44m x 2.85m )

A carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### Bedroom Two

12'11" x 9'0" (3.96m x 2.76m )

Carpeted room, with radiator, storage cupboard housing the water tank and UPVC double glazed window to the rear aspect

## Bathroom

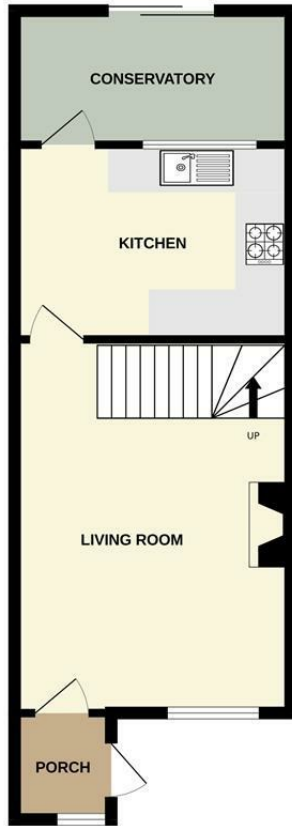
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower, part tiled walls, radiator and UPVC double glazed window to the side aspect.

## Outside

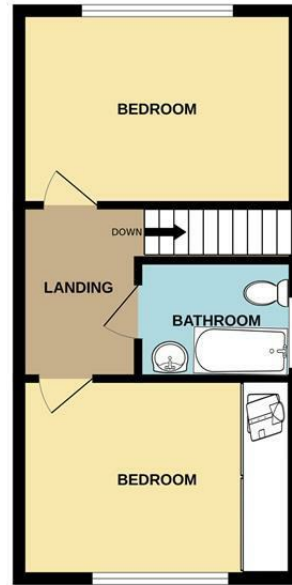
To the front of the property is a lawned garden with mature shrubs and paved driveway leading to the garage. The enclosed garden is also lawned with mature shrubs.



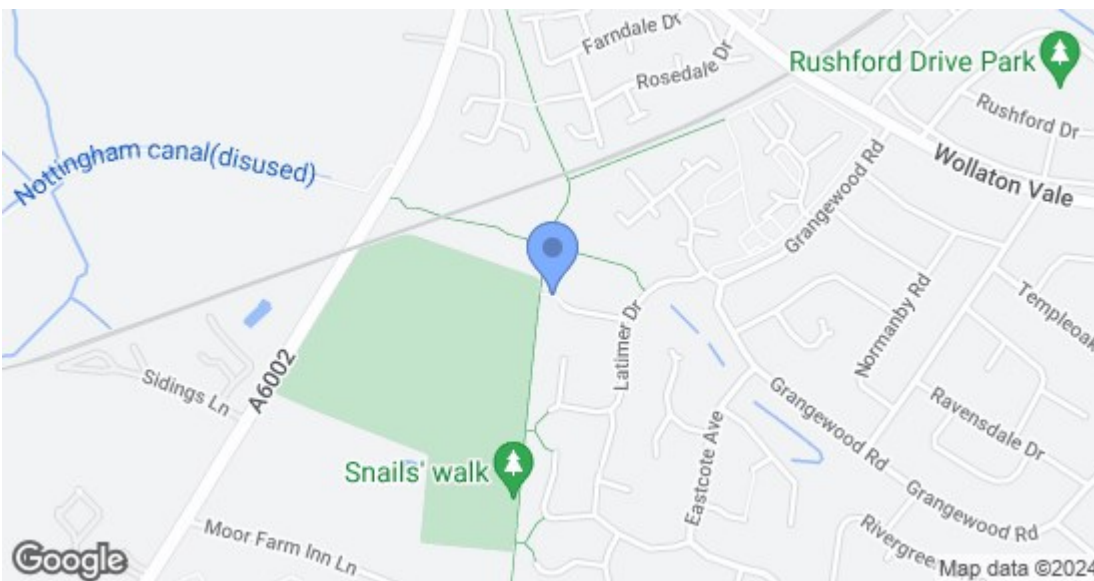
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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