Robert Ellis

look no further...

Felstead Court,
Bramcote, Nottingham
NG9 3EZ

£180,000 Leasehold

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AN IMMACUATELY AND WELL PROPORTIONED TWO-BEDROOM END TERRACE HOUSE.

Situated in this popular and convenient residential location readily accessible for a range of local shops and amenities including schools, transport links, Queens Medical Centre and A52 and M1 for further afield. This fantastic property is considered an ideal opportunity for a variety of potential purchasers, including first time buyers, young professionals and investors.

In brief the internal accommodation comprises; entrance hall, open plan lounge/diner and modern kitchen to ground floor with two good sized bedrooms and bathroom to first floor.

To the front of the property there is off road parking with the addition of a garage and a communal lawned area and footpath leading to the front door and side access to the low maintenance rear garden which includes a patio a lawn beyond.

Having been fully upgraded by the current vendors the property is being offered to the market with the benefit of light and airy open plan living space, a range of modern fixtures and fittings throughout, UPVC double glazing and gas central heating and chain free vacant possession.

Entrance Hall
UPVC double glazed front door, UPVC double glazed window to front, laminate flooring, useful storage cupboard and door to lounge/diner

Lounge/Diner
20'9" x reducing to 11'5" x 14'10" reducing to 9'5 (6.35m x reducing to 3.48m x 4.54m reducing to 2.88)
With laminate flooring, UPVC double glazed window to front and rear, two radiators, stairs leading to the first floor, UPVC double glazed door to the rear and opening to the kitchen.

Kitchen
9'0" x 6'9" (2.75m x 2.06m)
With a range of modern wall, base and drawer units in white, work surfaces, sink with drainer and mixer tap, integrated electric oven with gas hob and air filter over, space for a fridge freezer, plumbing for washing machine, spot lights and UPVC double glazed window to rear.

First Floor Landing
With loft hatch and doors to the bathroom and two bedrooms.

Bedroom One
11'9" x 9'1" (3.59m x 2.78m)
Carpeted double bedroom with UPVC double glazed window to front, built in wardrobe and radiator.

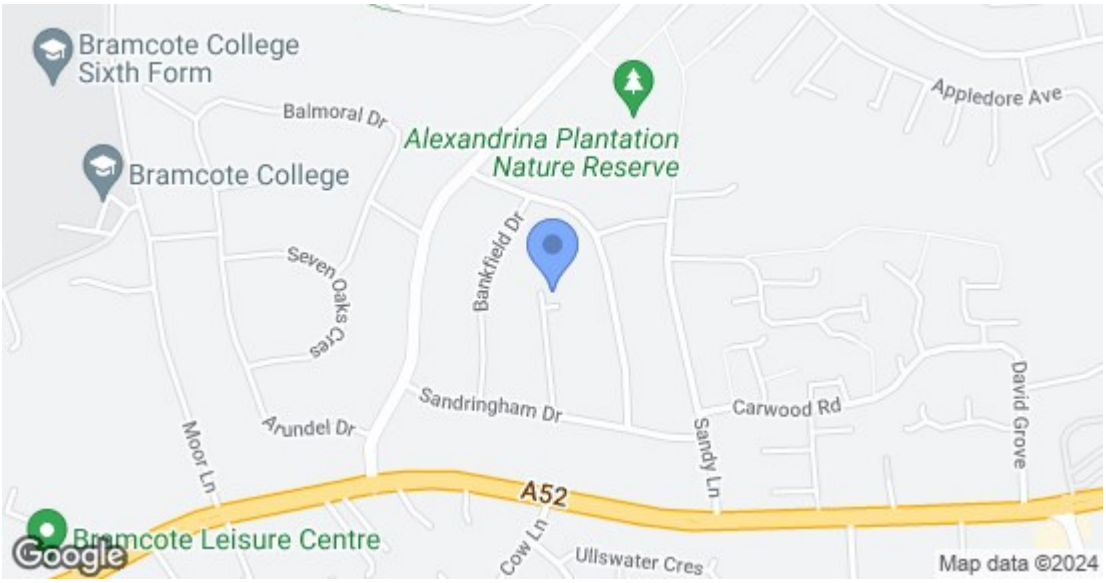
Bedroom Two
11'4" x 7'0" (3.46m x 2.14m)
Carpeted bedroom with UPVC double glazed window to side and radiator.

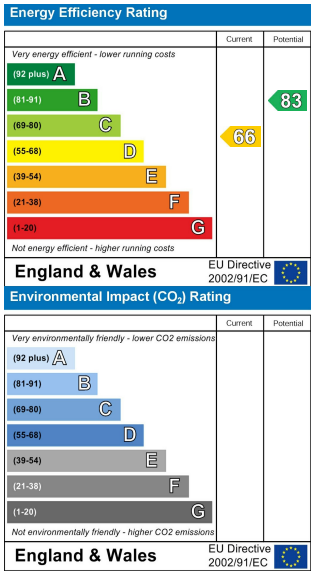
Bathroom
Incorporating a three piece suite comprising; panelled bath with mains control shower over, pedestal wash hand basin, WC, laminate flooring, wall mounted heated towel rail, spot lights, UPVC double glazed window to rear and useful built in storage cupboard.

Outside
To the front of the property there is off road parking with a communal lawned area and footpath leading to the front door and side access to the low maintenance rear garden which includes a patio a lawn beyond.

Garage
Single garage accessed via communal side road

Council Tax Band
Broxtowe Borough Council Band B





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.

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