



Wembley Gardens,  
Bramcote, Nottingham  
NG9 3FE

**£230,000 Freehold**



A well presented and extended two double bedroom semi-detached house occupying a generous corner plot with a detached garage.

Situated in this sort after and convenient residential location within easy reach of a variety of local shops and amenities including schools, transport links, Bramcote Lane High Street and the A52, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, families and investors.

In brief, the light and airy interior comprises: Entrance hall, living room, kitchen and extended utility/sunroom to the ground floor with two good sized double bedrooms and a bathroom to the first floor.

Enjoying a corner plot, the property has three gardens to all three sides and to the front you will find a gravelled space with mature trees and shrubs and gated side access leading to the side and rear gardens where you will find a patio, gravelled areas, mature plants and shrubs, stocked borders and a block paved footpath leading to the rear gate which opens up onto the driveway and garage.

Having been well looked after by the previous vendors and offered to the market with the benefit of UPVC double glazing and gas central heating throughout, the property also offers fantastic potential to upgrade and modernise to suit the incoming purchaser's personal needs and requirements.



### Entrance Hallway

With a composite front door with flanking window, UPVC double glazed window to the front and door to the lounge.

### Lounge

17'4" x 12'10" (5.3 x 3.93)

With UPVC double glazed windows to the front and side, radiator, stairs to the first floor and door to the kitchen/diner.

### Kitchen/Diner

12'10" x 8'11" (3.92 x 2.73)

With a range of wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer, mixer tap and filter tap, space for a cooker, plumbing for a dishwasher, tiled walls, radiator, wall mounted Baxi boiler and door and window to the utility/sunroom at the rear.

### Utility/Sunroom

11'8" x 6'2" (3.58 x 1.89)

With a range of wall and base units, worksurfaces, plumbing for a washing machine, space for a fridge and freezer, radiator, UPVC double glazed windows to the rear and UPVC double glazed door with flanking window to the side.

### First Floor Landing

With loft hatch with drop down ladder leading to the boarded loft space and doors to the bathroom and two bedrooms.

### Bedroom One

12'11" x 9'5" (3.94 x 2.88)

Carpeted bedroom with fitted wardrobes, UPVC double glazed window to the front and radiator.

### Bedroom Two

12'11" x 9'0" (3.94 x 2.75)

Carpeted bedroom with fitted wardrobes, UPVC double glazed window to the rear, radiator and airing cupboard housing the hot water cylinder.

### Bathroom

7'9" x 4'7" (2.37 x 1.42)

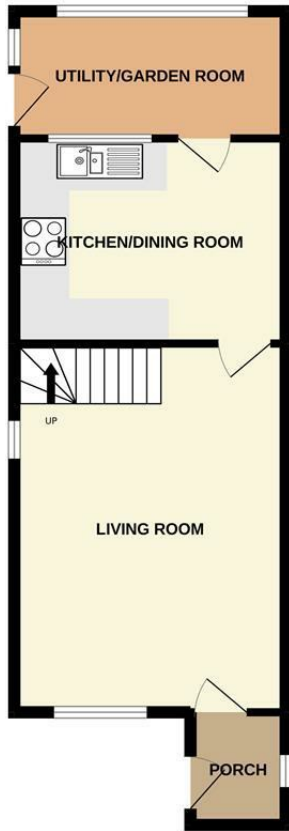
Incorporating a three piece suite comprising walk in shower, wash hand basin inset to vanity unit, WC, tiled walls, radiator, spotlights and UPVC double glazed window to the side.

### Outside

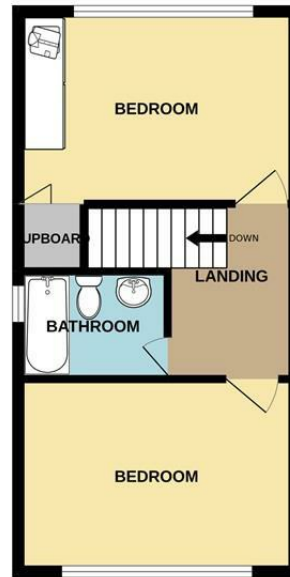
Enjoying a corner plot, the property has three gardens to all three sides and to the front you will find a gravelled space with mature trees and shrubs and gated side access leading to the side and rear gardens where you will find a patio, gravelled areas, mature plants and shrubs, stocked borders and a block paved footpath leading to the rear gate which opens up onto the driveway and garage.



GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.

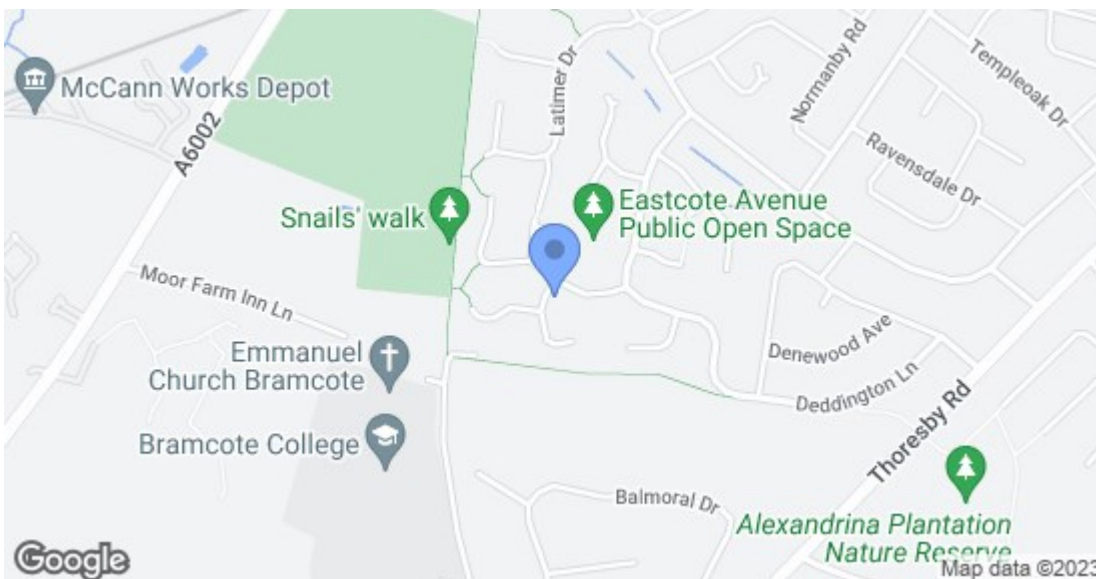


1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

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.  
Made with Metropix ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	

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.