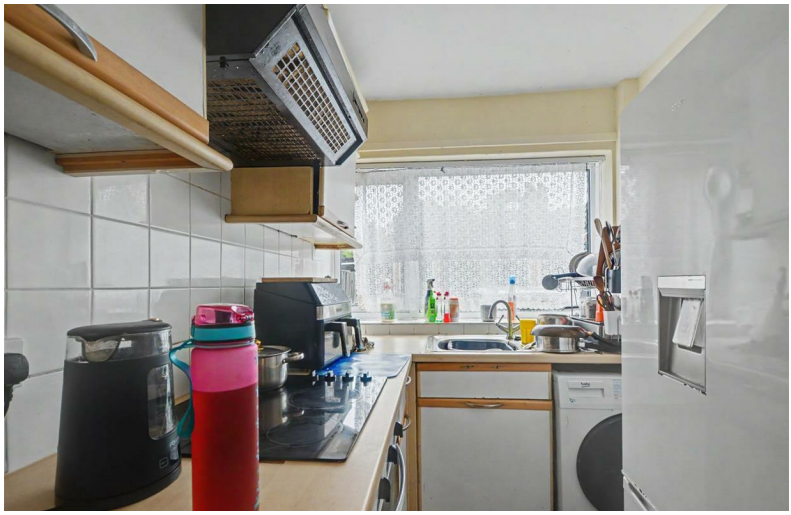
Robert Ellis

look no further...



Close Quarters,
Bramcote, Nottingham
NG9 3BQ

£135,000 Leasehold

0115 922 0888

/robertellisestateagent @robertellisea

A two bedroom ground floor maisonette.

Situated in this purpose built development just off Cow Lane, a highly regarded area within easy reach of the A52 providing good road access to Nottingham, Derby and the M1 Motorway.

The internal accommodation comprises entrance hall, lounge, kitchen, two double bedrooms and bathroom/w.c. There is a single garage in an adjacent block, communal parking and gardens.

This great property is considered an ideal opportunity for investors being sol with tenants in situ.

Entrance Hall
uPVC double glazed side entrance door, electric storage heater and doors to :

Lounge
16'4" x 9'10" (4.98m x 3.02m)
Solid oak flooring, electric storage heater and double glazed window to the front.

Kitchen
11'6" x 6'0" (3.53m x 1.85m)
Incorporating a range of fitted wall, base and drawer units with work surfacing and single bowl sink with single drainer, built in electric oven, hob and air filter, tiled splashbacks, pantry cupboard, store cupboard and built in airing cupboard with hot water cylinder and UPVC double glazed window to the front.

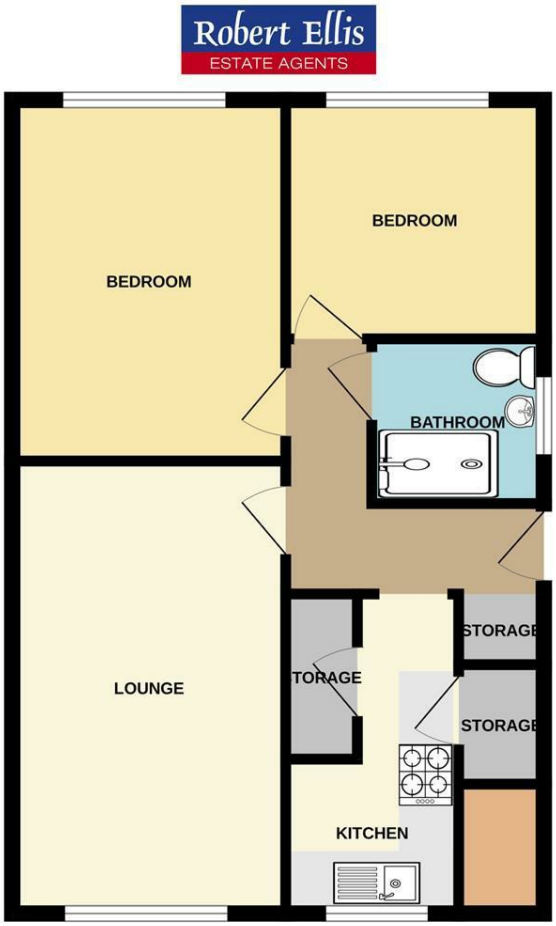
Bedroom One
13'3" x 9'10" (4.06m x 3.02m)
A carpeted double bedroom with fitted wardrobe, electric storage heater and UPVC double glazed window to the rear.

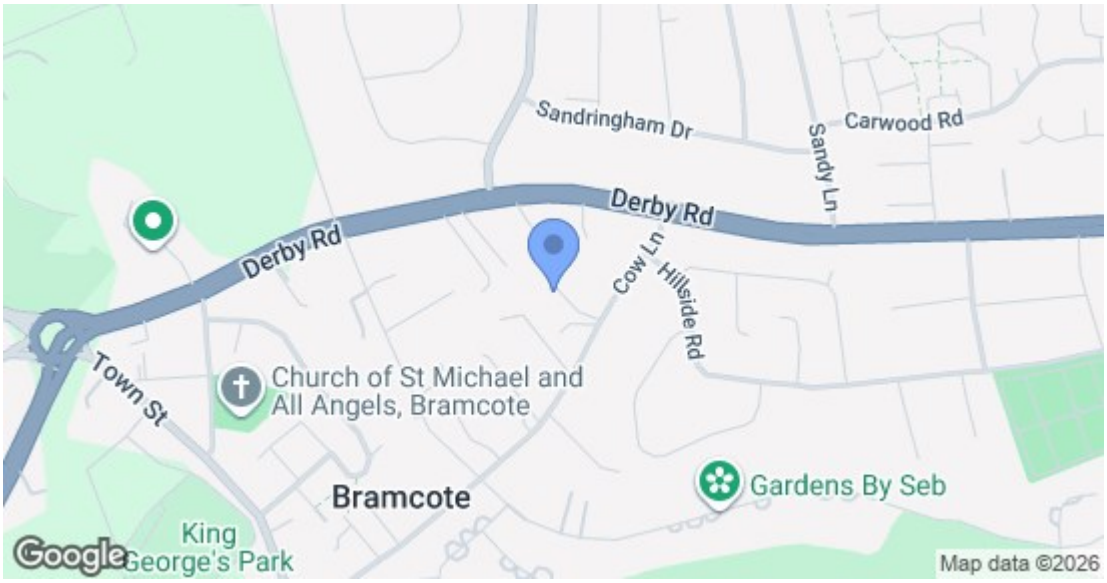
Bedroom Two
9'3" x 8'11" (2.82m x 2.72m)
A carpeted bedroom with electric storage heater and UPVC double glazed window to the rear.

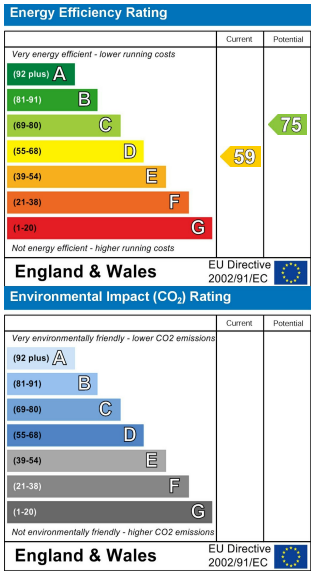
Bathroom
Incorporating a three piece suite comprising pedestal wash hand basin, low flush w.c. and shower, tiled splashbacks, heated towel rail and UPVC double glazed window.

Outside
Communal gardens and parking. Single garage in adjacent block.

Garage
21'2" x 7'7" (6.46m x 2.32m)
A single garage with an up and over door.







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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888