



Wimpole Road,
Bramcote View,
NG9 3LQ

£160,000



A Two Bedroom End Town House.

Town house located in quite cul-de-sac within a popular residential location. This is the ideal purchase for any first time buyer or investor looking to add to their portfolio.

In brief the internal accommodation comprises: Entrance hall, lounge and breakfast kitchen to the ground floor with two bedrooms and bathroom with shower and WC to the first floor.

The property benefits from two parking spaces to the front and a private lawned rear garden.

Offering immediate vacant possession with no chain the property is truly deserving of an early internal inspection.



Entrance Hall

With central heating radiator and door to:

Lounge

12'7" x 9'8" (3.84 x 2.95)

With central heating radiator, window to the front and understairs storage recess with shelving.

Breakfast Kitchen

12'9" x 6'11" (3.89 x 2.11)

Incorporating a range of built in wall and base cupboards, single drainer sink unit, appliance space and wall mounted gas boiler (for central heating and hot water). Plumbing for automatic washing machine, electric cooker point, breakfast bar, central heating radiator, window to the rear and rear exit door.

First Floor Landing

With access to:

Bedroom 1

9'5" x 10'5" (2.87 x 3.17)

With built in airing cupboard housing lagged cylinder and additional built in wardrobe, central heating radiator and window to the front.

Bedroom 2

9'1" x 6'1" (2.77 x 1.85)

With central heating radiator and window to the rear.

Bathroom

Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC and panelled bath with Mira shower over (tiled splashbacks, rail and curtain), central heating radiator and window to the rear.

Outside

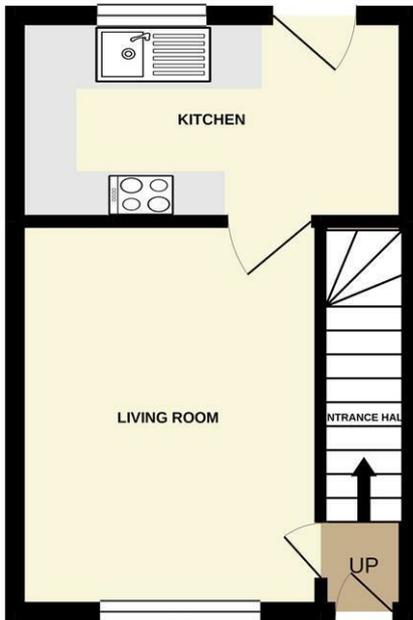
Car/vehicle standing space to the front. Lawned gardens with side access, garden shed and enclosed lawned gardens with fencing and mature conifers to enhance maximum privacy.

Directional Note

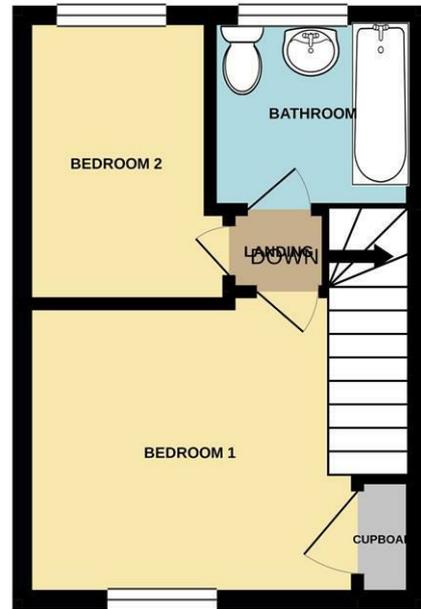
Proceeding out of Beeston on Wollaton Road at the traffic light junction with Derby Road turn left onto the carriageway and right at the first opportunity onto Thoresby Road. Turn right again at the junction of Sandringham with Sandy Lane, turn left and first right into Carwood Road and right again into Nicholas Road. Turn right into Wimpole Road where the property can be found at the very end of the cul de sac clearly identified by our for sale board.



GROUND FLOOR
213 sq.ft. (19.8 sq.m.) approx.

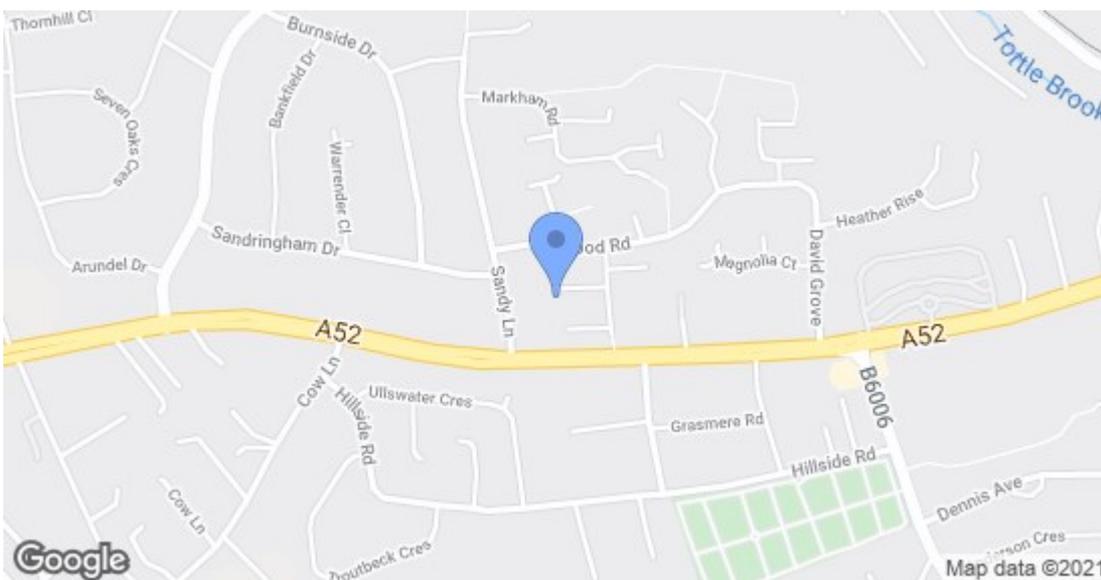


1ST FLOOR
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 422 sq.ft. (39.2 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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	

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