



Hanley Avenue,
Bramcote, Nottingham
NG9 3HF

£240,000 Freehold

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Situated in a popular and convenient location being in close proximity to a variety of local shops and amenities including schools, a doctors surgery, public houses and transport links in and around the city.

This great property is considered a fantastic opportunity for a range of potential purchasers including first time buyers, investors and growing families.

In brief, the internal accommodation comprises: Entrance space, lounge/diner, kitchen and WC to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

The property benefits from a garden to the front with hedged boundaries, mature shrubs and a paved driveway to the side leading to a detached garage (with power). To the rear is a beautifully landscaped garden, primarily lawned with flowerbeds around and hedged boundaries.

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



Entrance Hallway

A double glazed door leads to the carpeted entrance hall with access to downstairs WC.

Living/Dining Room

12'11" x 19'2" (3.943 x 5.863)

Carpeted room with two radiators, gas fire, UPVC double glazed window to the front aspect and UPVC double glazed door to the garden.

Kitchen

10'6" x 9'1" (3.221 x 2.784)

With wall, base and drawer units with worksurfaces over, one and a half bowl sink with drainer, space and fittings for a freestanding dishwasher, fridge freezer, washing machine and gas hob with electric oven. UPVC double glazed window to the rear aspect and door to the side passage.

WC

Large room with low flush WC, pedestal wash hand basin and storage cupboard.

First Floor Landing

With access to the loft hatch and storage cupboard housing the boiler and water tank.

Bedroom One

13'0" x 9'9" (3.973 x 2.979)

Carpeted room with radiator, storage cupboard and three UPVC double glazed windows to the front aspect.

Bedroom Two

13'7" x 9'2" (4.157 x 2.811)

Carpeted room with radiator and two UPVC double glazed windows to the rear aspect.

Bedroom Three

5'9" x 10'10" (1.756 x 3.306)

Carpeted room with radiator, storage cupboard and UPVC double glazed windows to the front and side aspects.

Bathroom

Incorporating a four piece suite comprising walk in mains powered shower with glass shower screen, bath, pedestal wash hand basin and WC.

Outside

To the front of the property is hedged boundaries, mature shrubs and a paved driveway to the side leading to the detached garage with power. To the rear is a beautifully landscaped garden, primarily lawned with flowerbeds around and hedged boundaries.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(81-91)	B	
(69-80)	C	
(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		

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.