



Ullswater Crescent,  
Bramcote, Nottingham  
NG9 3BE

**£270,000 Freehold**



A well proportioned three bedroom, mid terrace property situated in a quiet cul de sac.

Located in a popular and convenient residential location, you are positioned with a wealth of local amenities close by including shops, public houses, healthcare facilities, restaurants, and transport links.

This delightful property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; Entrance through to an open plan living and dining room and separate kitchen. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a paved driveway leading to the integral garage. The rear is then primarily lawned with a paved seating area and variety of flower beds.

With the benefit of gas central heating and UPVC double glazed windows throughout this property is well worthy of an early internal viewing.



### Entrance

UPVC double glazed door through to a carpeted entrance space with a fitted storage cupboard.

### Living/Dining Room

11'8" x 20'7" approx (3.56m x 6.28m approx)

Carpeted room, with radiator, electric fireplace and UPVC double glazed sliding door to the rear garden.

### Kitchen

6'11" x 10'11" approx (2.13m x 3.34m approx)

A range of wall and base units with work surfacing over and tiled splashbacks, 1½ bowl sink with mixer tap, inset gas hob and integrated electric oven. Space and fittings for freestanding appliances to include fridge and freezer, wall mounted boiler and UPVC double glazed windows to the rear aspect.

### First Floor Landing

Access to the storage cupboard housing the water tank.

### Bedroom 1

10'2" x 11'2" approx (3.10m x 3.41m approx)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom 2

8'5" x 14'1" approx (2.59m x 4.30m approx)

Carpeted room, with radiator, access to the loft hatch and UPVC double glazed window to the rear aspect.

### Bedroom 3

11'9" to 6'6" x 8'10" to 5'9" (3.6m to 1.99m x 2.7m to 1.76m)

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush w.c., pedestal wash hand basin, bath with electric power shower above, part tiled walls, radiator, UPVC double glazed window to the front aspect.

### Outside

Outside the property has a paved driveway to the front leading to an integral garage. The enclosed rear is then

primarily lawned with a paved seating area, mature shrubs and hedged boundaries.

### Garage

Up and over door with power.

### Disclaimer

These details and Key facts 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. Full material information is available in hard copy upon request.

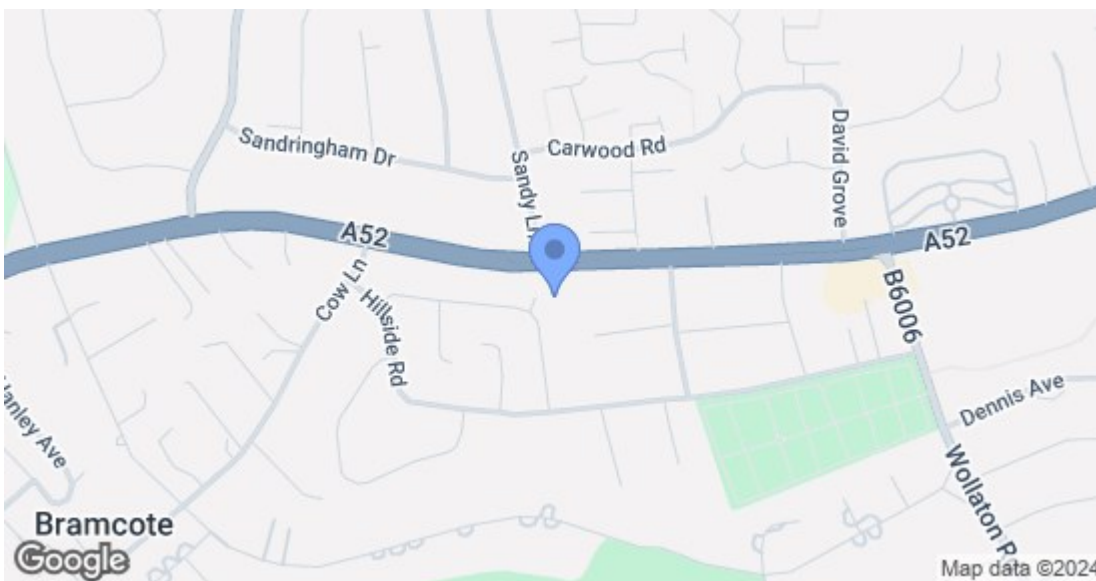
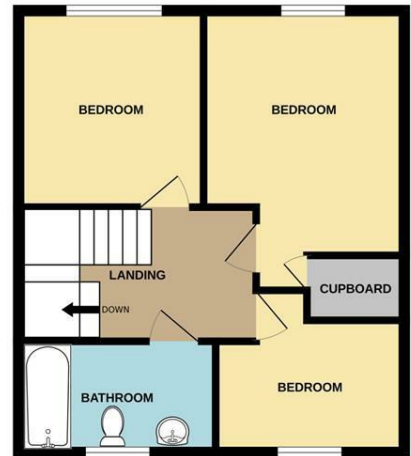




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.