Robert Ellis

look no further...







Buttermere Drive,
Bramcote, Nottingham
NG9 3BL

£230,000 Freehold

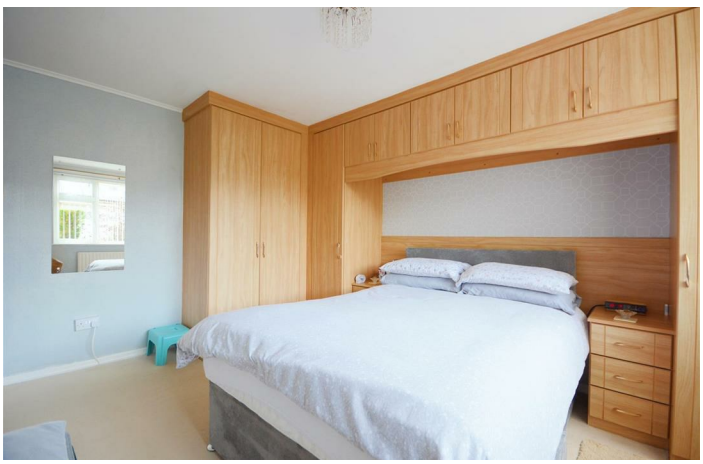


A two Bedroom detached bungalow with off street parking, garage and low maintenance rear garden.

Robert Ellis are delighted to bring to the market this well presented detached bungalow situated within a quiet cul-de-sac. The property is constructed of brick and benefits from gas central heating and double glazing and an internal viewing is highly recommended.

The property briefly comprises of an entrance hallway, kitchen with fitted appliances, lounge, three piece family bathroom suite and two generous bedrooms, both benefiting from fitted wardrobes. To the outside there is a front garden with ample off street parking and access into the garage. To the rear there is a low maintenance enclosed garden with decking, gravel and mature flower beds.

Located in the popular residential town of Bramcote, close to a wide range of local schools, shops and parks. The property boasts fantastic transport links and has easy access to major road links such as the A52 and M1.





Entrance Hall
Composite front door, laminate flooring, radiator and ceiling light.

Kitchen
8'5" x 7'4" approx (2.59m x 2.24m approx)
UPVC double glazed window to the front, tiled flooring, wall, base and drawer units with work surfaces over and inset sink and drainer, electric oven, gas hob and extractor over, space for a fridge freezer and washing machine.

Lounge Diner
10'6 x 16'6 approx (3.20m x 5.03m approx)
UPVC double glazed windows to the front and side, carpeted flooring, radiator, and gas fire with Adam style surround.

Bedroom One
12'9 x 9'6 approx (3.89m x 2.90m approx)
UPVC double glazed window to the rear, carpeted flooring, fitted wardrobes, radiator and ceiling light.

Bedroom Three
8'4 x 9'3 to 7'7 approx (2.54m x 2.82m to 2.31m approx)
UPVC double glazed French doors to the rear, carpeted flooring, fitted wardrobes and ceiling light.

Bathroom
5'2 x 7' approx (1.57m x 2.13m approx)
Obscure UPVC double glazed window to the side, vinyl flooring, low flush WC, pedestal wash-hand basin, radiator, and bath with shower over.

Outside
There is a front garden with off street parking, outside tap and giving access into the garage.

To the rear of the property there is a low maintenance garden with decking, patio, gravel and mature shrubs and flower beds.

Garage
With power and lighting.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

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.



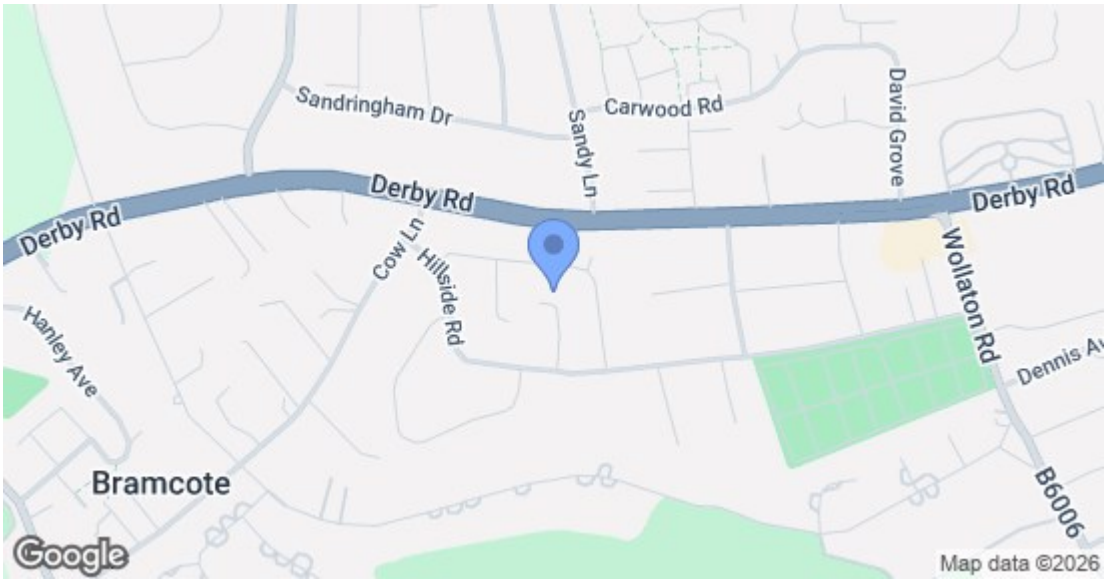


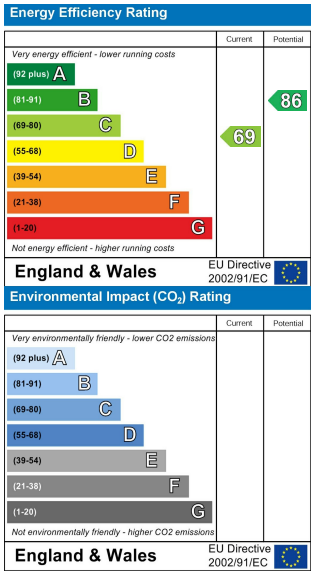
GROUND FLOOR



14 BUTTERMERE DRIVE, BRAMCOTE

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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