



**Pimlico Avenue  
Bramcote, Nottingham NG9 3JJ**

A three bedroom detached bungalow on a generous plot.

**Offers Over £300,000 Freehold**



A three bedroom detached bungalow on a generous plot offering great potential.

Requiring some upgrading and improvement though offering an excellent opportunity for the incoming purchaser to remodel to their taste and requirements.

In brief, the generous interior comprises: Entrance porch, entrance hallway, kitchen, lounge/diner, bathroom and three bedrooms.

Outside the property occupies a large plot with a drive providing ample car standing with a detached garage beyond and primarily lawned gardens to both front and rear.

Tucked away in a sought after cul-de-sac yet convenient for a wide range of local amenities, this excellent bungalow is available to the market with the benefit of chain free vacant possession.



### Porch

A UPVC double glazed entrance door leads to porch.

### Hallway

A second wooden door leads to hallway with radiator, storage cupboard and airing cupboard housing the hot water cylinder.

### Kitchen

10'11" x 7'4" (3.35 x 2.24)

Fitted wall and base units, worksurfaces with tiled splashback, a stoves electric cooker with air filter above, one and a half bowl sink with mixer tap, plumbing for a washing machine, further appliance space, radiator, UPVC double glazed window and door to the exterior.

### Lounge/Diner

16'10" x 10'5" (5.15 x 3.18 )

UPVC double glazed patio doors leading to the rear garden, radiator, fuel effect gas fire with granite style hearth.

### Bedroom One

11'1" x 10'4" (3.38 x 3.16)

UPVC double glazed window and radiator.

### Bedroom Two

10'11" x 8'0" (3.35 x 2.45)

UPVC double glazed window and radiator.

### Bedroom Three

7'10" x 7'6" (2.41 x 2.31)

UPVC double glazed window and radiator.

### Bathroom

A three piece suite comprising W/C, pedestal wash hand basin, bath with Mira shower over, part tiled walls, radiator and UPVC double glazed window.

### Outside

To the front the property has a primarily lawned garden and a drive providing ample car standing with a detached brick garage beyond. To the rear the property has an enclosed and private garden with patio and stocked border.

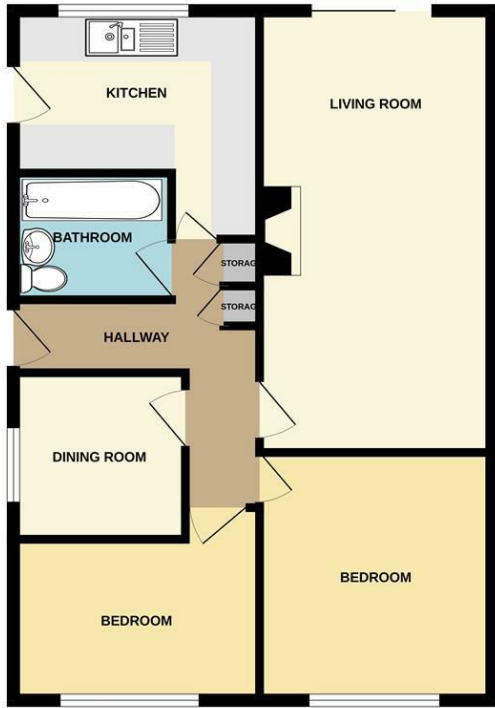
### Garage

18'0" x 8'11" (5.50 x 2.73)

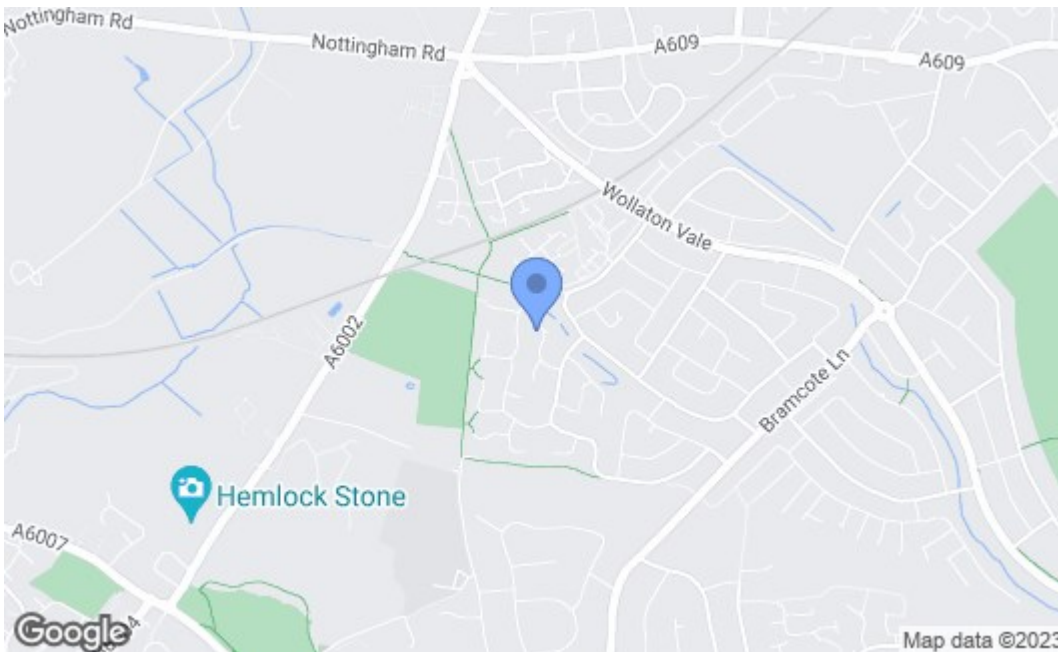
Up and over door to the front, light and power.



GROUND FLOOR



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			88
(81-91) B			
(69-80) C			
(55-68) D		54	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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