Robert Ellis

look no further...

Kilburn Close,
Bramcote, Nottingham
NG9 3FG

£260,000 Freehold

0115 922 0888

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A modern three-bedroom, semi-detached property in a popular residential location.

Situated in Bramcote, you are close to a wide range of amenities 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 hall, open plan living dining room, and kitchen to the ground floor. Then rising to the first floor are three bedrooms and family bathroom.

Outside the property to the front is a wild garden perfect for the bee's and gated access to the rear. This is lawned with a seating area.

Having been well maintained by the currently vendors this great property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.

Entrance Hall
Composite door through to the entrance hall with laminate flooring, radiator, and double doors through to the living room.

Lounge
13'6" x 12'0" (4.11 x 3.66)
Laminate flooring, with radiator, fitted under stairs storage and UPVC double glazed window to the front aspect.

Dining Room
10'5" x 8'3" (3.17 x 2.51)
Laminate flooring, with radiator and UPVC double glazed French doors to the rear garden.

Kitchen
11'0" x 8'2" (3.35 x 2.49)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap, inset electric hob with extractor fan above and integrated appliances to include electric oven, fridge freezer and washing machine. UPVC double glazed windows to the rear and side aspect.

First Floor Landing
Access to the loft hatch and UPVC double glazed window to the side aspect.

Bedroom One
12'8" x 8'6" (3.86 x 2.59)
Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Two
9'1" x 9'1" (2.77 x 2.77)
Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Three
10'0" x 6'10" (3.05 x 2.08)
Carpeted room, with radiator and UPVC double glazed window to the front aspect.

Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above and glass shower screen, part tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

Outside
To the front of the property is a wild garden perfect for the bee's and driveway with ample off-street parking and gated side access. The enclosed rear is primarily lawned, with some raised vegetable patches, a seating area, and fenced boundaries.

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
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.

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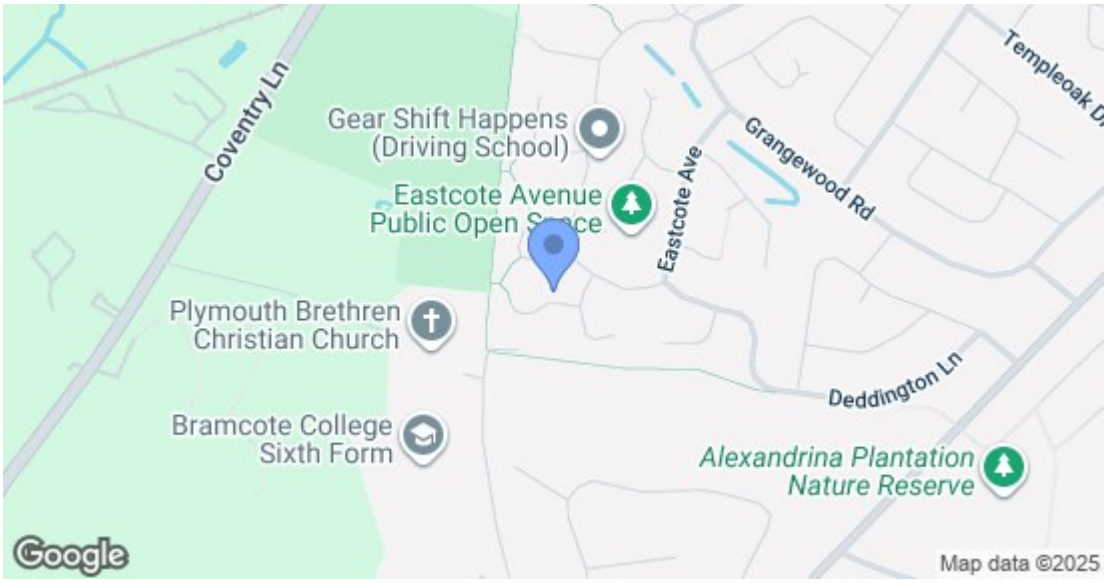

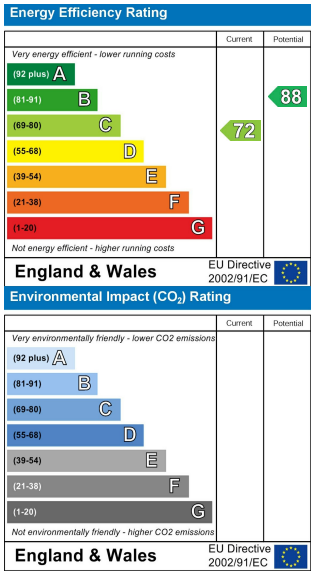

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