



Jasmine Close,
Bramcote, Nottingham
NG9 3LH

£190,000 Freehold

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A well-presented two-bedroom semi-detached bungalow.

Offered to the market for the first time since its original construction in the 1980's by Whimpey Homes, this excellent bungalow with an open aspect to the rear, is a rare opportunity ideal for those looking to downsize.

In brief the internal accommodation comprises: hallway, open plan living diner, kitchen, shower room, and two bedrooms.

Outside the property has mature and well manicured gardens to both front and rear and a drive providing car standing with an EV car charging point in shed beyond.

Situated at the head of a small cul-de-sac, the property is within easy walking distance of local shops, parks, and excellent transport links.



UPVC double glazed entrance door leads to hallway.

Entrance Hall

Store cupboard housing the Baxi boiler.

Living Diner

16'0" x 10'5" (4.88m x 3.19m)

UPVC double glazed window and radiator.

Kitchen

8'1" x 5'9" (2.48m x 1.77m)

Fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer unit with mixer tap, inset electric hob with extractor above and inset electric oven, plumbing for a washing machine and dishwasher, integrated fridge and freezer.

Shower Room

6'0" x 5'8" (1.83m x 1.73m)

Fitments in white comprising: WC, wash-hand basin inset to vanity unit, double shower cubicle, part tiled walls, wall mounted towel rail, UPVC double glazed window and extractor fan.

Bedroom One

13'1" x 9'2" (4.01m x 2.80m)

UPVC double glazed window, radiator, fitted wardrobes and drawers.

Bedroom Two

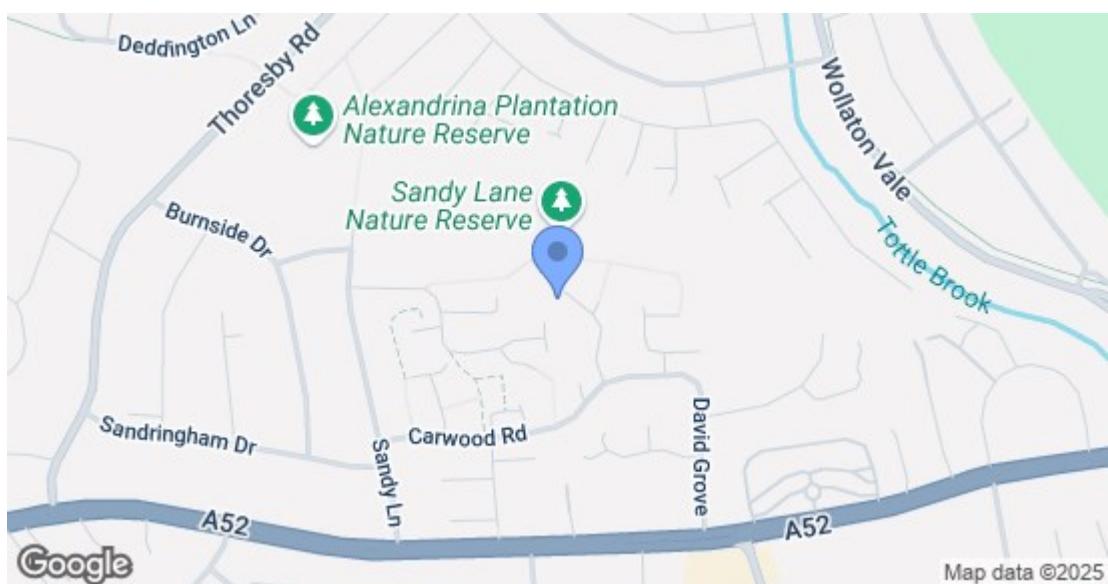
9'7" x 7'1" (2.93m x 2.18m)

UPVC double glazed patio doors and radiator.

Outside

To the front the property has an established garden, a lawn, and stocked beds and border, a drive runs along the side of the property providing parking, with an EV charging point. To the rear the property has an enclosed and private garden with patio, various well stocked beds and borders and a shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(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.