Robert Ellis

look no further...

Cransley Avenue,
Wollaton, Nottingham
NG8 2QX

£330,000 Freehold

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A traditional three bedroom, semi-detached property with the advantage of no upward chain.

Situated a short walk from Bramcote Lane shops, you are positioned within a large range of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This spacious property would be considered an ideal opportunity for any buyers looking to put their own stamp on their next purchase, this could include growing families, young professionals or anyone looking to relocate to this popular location.

In brief the internal accommodation comprises: entrance porch, through to the entrance hall, open plan living dining room, breakfast room, and kitchen. Then rising to the first floor are three bedrooms, bathroom and separate WC.

Outside to the front is a paved driveway with ample off-street parking for multiple cars leading to the garage. The rear is then primarily lawned with mature shrubs.

Offered to the market with the benefit of UPVC double glazing throughout and offering fantastic potential for the incoming purchaser to upgrade and remodel to their taste and requirements, this great property is well worthy of an early internal viewing in order to be fully appreciated.

Entrance Porch
UPVC double glazed door through to the porch.

Entrance Hall
Secondary door through to the carpeted hallway, with radiator.

Open Plan Living Dining Room

Dining Room
14'0" x 11'11" (4.28m x 3.65m)
A carpeted reception room, with radiator and UPVC double glazed bay window to the front aspect.

Living Room
13'5" x 10'11" (4.10m x 3.34m)
A carpeted reception room, with gas fire, radiator and UPVC double glazed sliding door to the rear garden.

Breakfast Room
12'7" x 7'10" (3.85m x 2.41m)
UPVC double glazed window to the rear aspect, laminate flooring, radiator and useful storage cupboard.

Kitchen
12'7" x 7'0" (3.85m x 2.14m)
A range of wall and base units with work surfacing over and tiled splashbacks, one and half bowl sink with drainer. Space and fittings for freestanding appliances to include electric oven, fridge, freezer, washing machine and dryer. UPVC double glazed window to the rear aspect and door to the side passage.

First Floor Landing
UPVC double glazed window to the side aspect, and doors leading into the bedrooms and bathroom.

Bedroom One
15'10" x 12'0" (4.83m x 3.67m)
A carpeted double bedroom, with radiator and UPVC double glazed bay window to the front aspect.

Bedroom Two
11'5" x 11'0" (3.49m x 3.37m)
A carpeted double bedroom, with radiator and UPVC double glazed bay window to the rear aspect.

Bedroom Three
8'3" x 6'11" (2.53m x 2.13m)
A carpeted bedroom, with radiator, fitted storage, UPVC double glazed window to the front aspect and access to the loft hatch.

Bathroom
Incorporating a pedestal wash hand basin and bath with electric power shower above, fully tiled walls, radiator and UPVC double glazed window to the rear aspect.

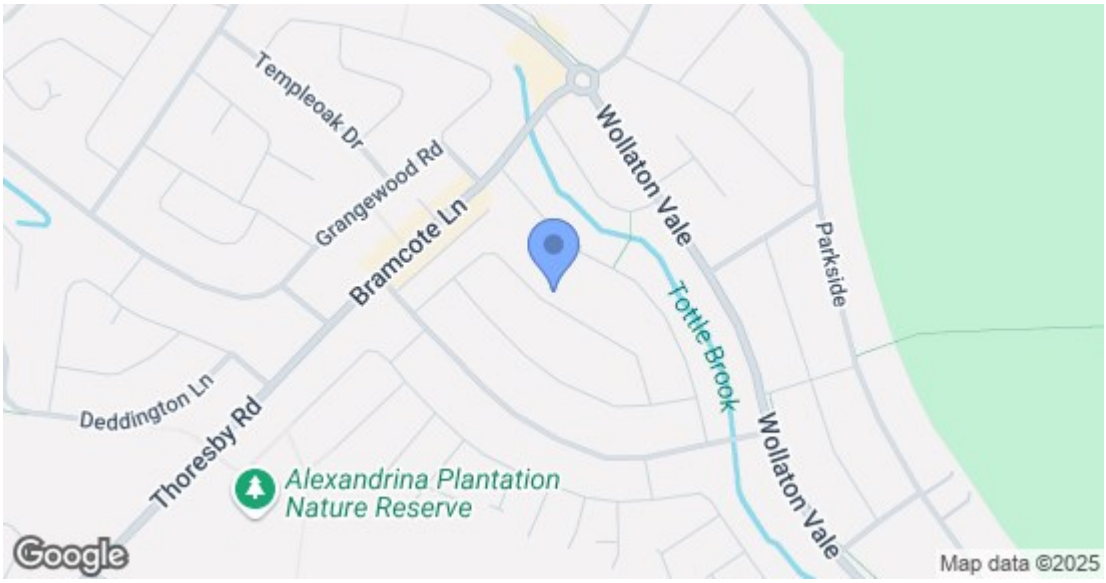
Separate WC
Fitted with a low flush WC and window to the side aspect.

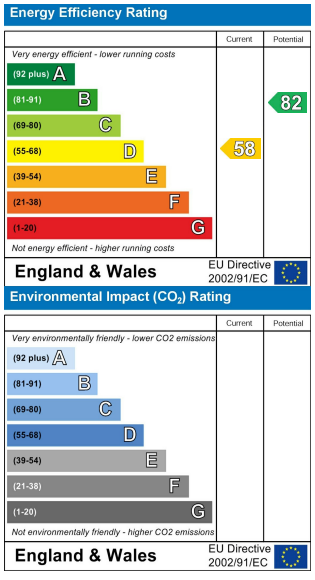
Outside
To the front is a paved driveway with ample off-street parking for multiple cars and gated side access to the rear. This is an enclosed garden, primarily lawned with mature shrubs, a paved seating area and fenced boundaries.

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

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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