



Bramcote Drive West,
Beeston, Nottingham
NG9 1DU

£400,000 Freehold



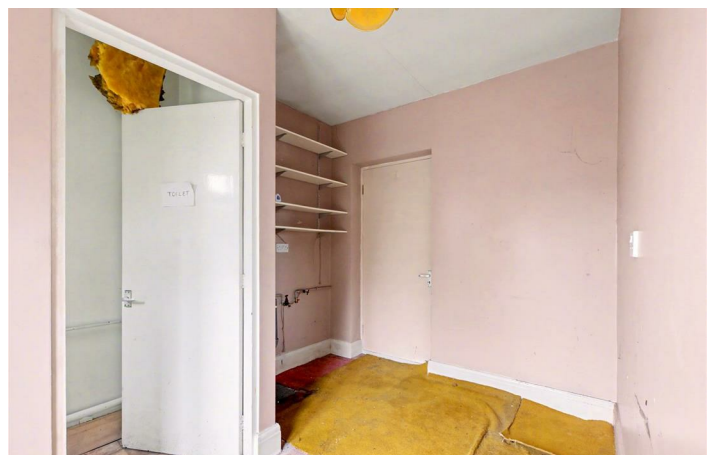
A traditionally styled and constructed two-bedroom detached bungalow offering considerable potential.

Situated on particularly large and mature plot, displaying further development potential subject to the necessary consents this bungalow does require renovation though offers a fantastic opportunity for the incoming purchaser to update and remodel to their taster and requirements.

In brief the internal accommodation comprises: entrance porch, entrance hallway, sitting room, dining room, kitchen, side/utility and WC, bathroom and two bedrooms.

Outside the property sits on a particularly large plot with a drive providing ample car standing with the garage beyond and mature gardens to both front and rear.

Tucked away in a particularly sought-after cul-de-sac and offered to the market with the benefit of chain free vacant possession, this excellent property is well worthy of viewing.



Entrance Porch

UPVC double glazed entrance door and second wooden door with colour leaded glazing leads to the entrance hallway.

Entrance Hallway

Radiator and useful storage cupboard with loft access to the attic space.

Sitting Room

14'11" x 10'11" (4.55m x 3.35m)

UPVC double glazed bay window, radiator, rustic brick fire place with tiled hearth and surround.

Dining Room

12'0" x 11'2" (3.66m x 3.42m)

UPVC double glazed patio door to the rear garden, radiator and Adam-style fire surround.

Kitchen

11'3" x 9'6" (3.45m x 2.91m)

Fitted wall and base units, work surfacing with tiled splashbacks, one and half bowl sink with mixer tap, electric cooker, UPVC double glazed window, walk-in pantry with fitted shelving.

Hallway/Utility

With plumbing for a washing machine, UPVC double glazed patio doors leading to the rear garden and integral door through to garage.

WC

Fitted with WC and UPVC double glazed window.

Bedroom One

12'9" x 12'4" (3.91m x 3.78m)

UPVC double glazed window and radiator.

Bedroom Two

12'5" x 7'4" (3.81m x 2.24m)

UPVC double glazed window, radiator and cast iron fire place.

Bathroom

Three piece-suite comprising: WC and wash-hand basin inset vanity unit, bath with Mira shower over, part tiled

walls, UPVC double glazed window, wall-mounted heated towel rail.

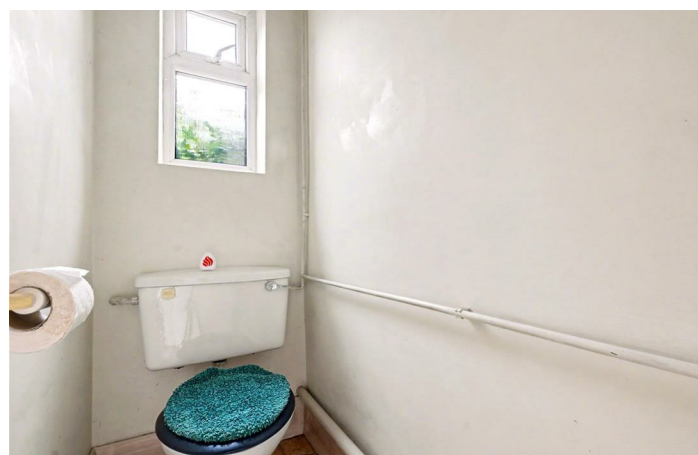
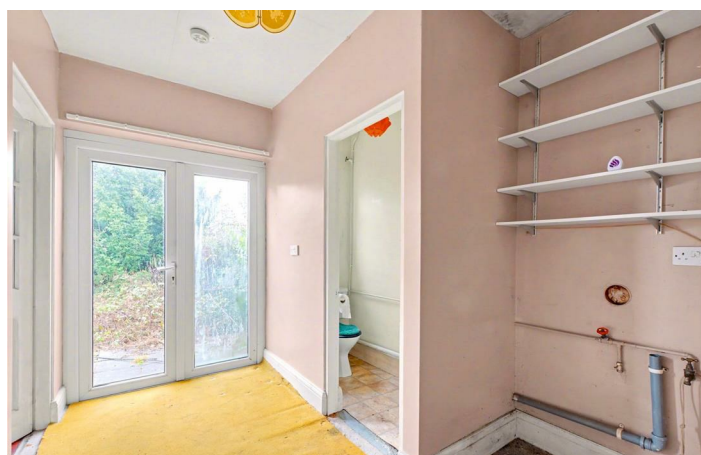
Garage

17'2" x 16'3" (5.25m x 4.97m)

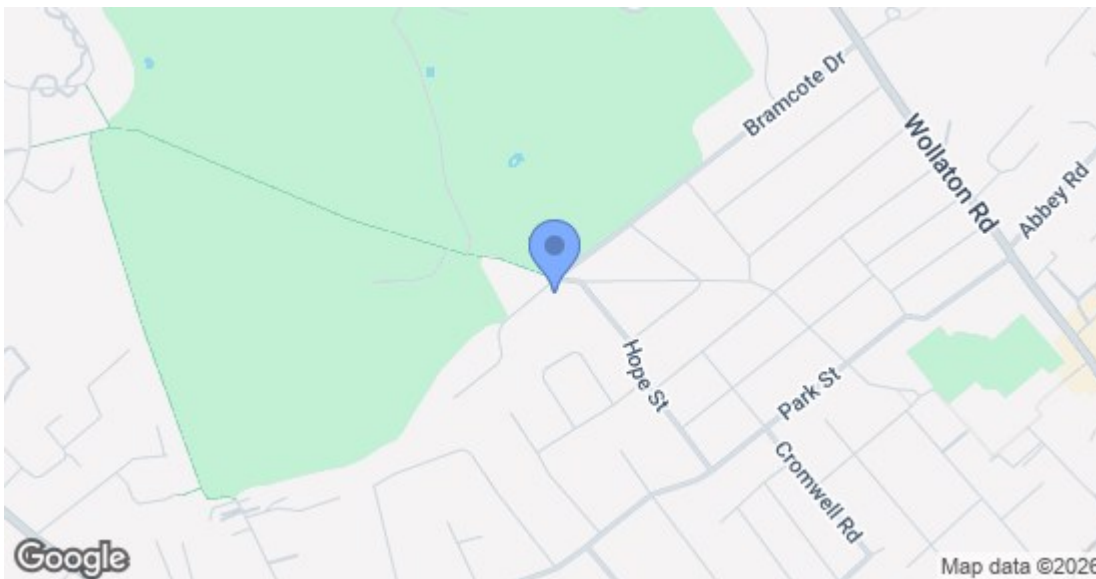
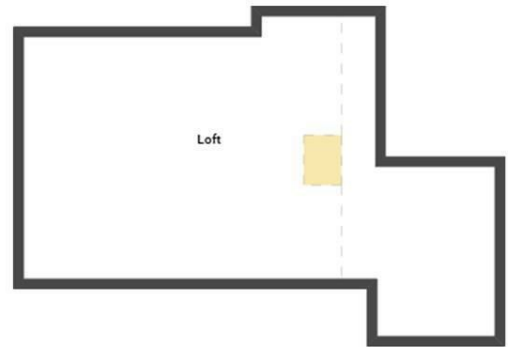
Two up and over doors to the front, window to the side and fitted work bench.

Outside

To the front the property has an established garden with hedge boundary and shrubs, and a drive providing car standing with the garage beyond. To the rear the property has an extensive mature garden with patio, pond, various well stocked beds and borders with mature shrubs and trees, a summer house, shed and a greenhouse.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		54	
(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.