



Bramcote Avenue,  
Beeston, Nottingham  
NG9 4EY

**£260,000 Freehold**

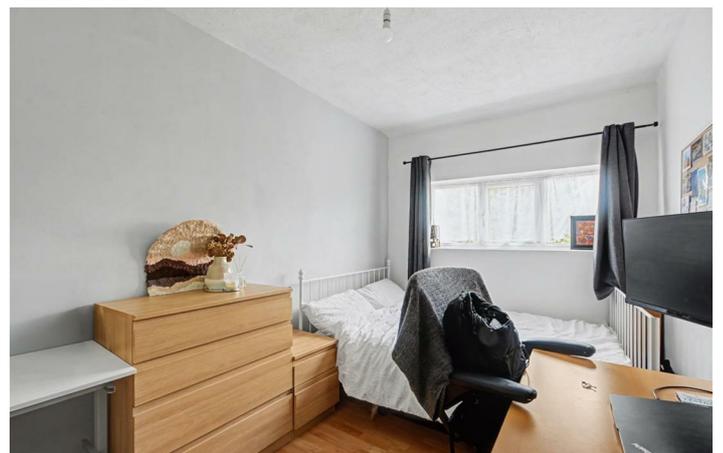


An extended two-bedroom semi-detached home situated in a sought-after location, ideal for a first time buyer.

In brief the internal accommodation comprises a lounge positioned to the rear of the property with doors opening out onto the garden, creating a bright and sociable living space. There is also a separate dining room and a fitted kitchen completing the ground floor accommodation.

To the first floor are two well proportioned bedrooms along with a family bathroom. Externally, the property benefits from off road parking and a private rear garden, providing an excellent outdoor space to relax and entertain.

Situated within a sought after residential location, an internal viewing is highly recommended to fully appreciate the accommodation and position this home has to offer.



### Entrance Hall

Double glazed door to the front, laminate flooring, stairs to the first floor, doors to:

### Sitting Room

16'11 x 9'11 approx (4.90m x 3.02m approx)  
Double glazed window to the front, gas fire (not tested), hearth and mantle, radiator, laminate flooring.

### Kitchen

12'8 x 15'10 approx (3.86m x 4.83m approx)  
fitted with a range of matching wall and base units, laminate flooring, space for a cooker, extractor over, plumbing for a washing machine and dishwasher, space for a fridge freezer, radiator, sink and drainer.

### Lounge

13'2 x 12'5 approx (4.01m x 3.78m approx)  
Double glazed patio doors to the rear, double glazed window to the side, laminate flooring, radiator.

### First Floor Landing

Loft access hatch, double glazed window to the side and doors to:

### Bedroom One

12'7 x 10'4 approx (3.84m x 3.15m approx)  
Double glazed window to the front and a radiator.

### Bedroom Two

7'8 x 12'5 approx (2.34m x 3.78m approx)  
Double glazed window to the rear and a radiator.

### Bathroom

Panelled bath, part tiled walls, pedestal wash hand basin, low flush w.c. and double glazed window to the rear.

### Outside

There is a dropped kerb with parking for a couple of vehicles and side access to the rear garden.

The rear garden is laid mainly to lawn with a brick built outhouse (potential as an office).

### Council Tax

Broxtowe Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, Vodafone, O2

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





GROUND FLOOR

1ST FLOOR



132 BRAMCOTE AVENUE, CHILWELL

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 here are not tested and no guarantee is to be given regarding their condition or efficiency. Made with Metropix 3.0.0.0.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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	

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.