

# Robert Ellis

look no further...

Robert Ellis  
STATE AGENTS



Surfleet Close,  
Wollaton, Nottingham  
NG8 2TG

**£260,000 Freehold**

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Pleased to offer for sale is this relatively modern two-bedroom semi-detached bungalow.

Situated in a small cul-de-sac of other bungalows, on the flat in this established and highly regarded suburb on the borders of Bramcote and Wollaton.

The property is extremely well presented and comes to the market in a ready to move into condition with features including; gas fire central heating served from a combination boiler, double glazed windows throughout, fitted kitchen and contemporary shower room with large low profile shower cubicle.

Further features of this property include a driveway providing off street parking with gated access to a car port with a detached brick built garage beyond. The rear garden is attractively landscaped with a tier garden.

Conveniently situated within easy reach of many amenities including walking distance to a regular bus service. Wollaton Vale health centre is also within easy reach as is Bramcote Lane shops with a variety of independent retailers, bistro's and a Sainsbury's local.

We recommend an early internal viewing.



### Entrance Hall

Side double glazed front entrance door, radiator, doors to all rooms and cupboard housing gas combination boiler.

### Lounge / Dining Room

17'7" (increasing 19'11" into bay) × 10'0" (5.38m

(increasing 6.08m into bay) × 3.06m)

Two radiators, double glazed square bay window to the front.

### Kithcen

11'9" × 7'1" (3.59m × 2.18m )

Incorporating a fitted range of wall, base and drawer units, work surfacing, inset stainless steel sink unit, gas cooker points, plumbing for washing machine and integrated dishwasher. Radiator, double glazed window.

### Bedroom One

12'0" × 8'8" (to wardrobes (3.68m × 2.66m (to wardrobes)

Fitted wardrobes to one wall, radiator and double glazed window to the rear.

### Bedroom Two

9'1" × 8'6" (2.77m × 2.61m )

Used a second sitting room, with radiator and double glazed window and door opening into the rear garden.

### Shower Room

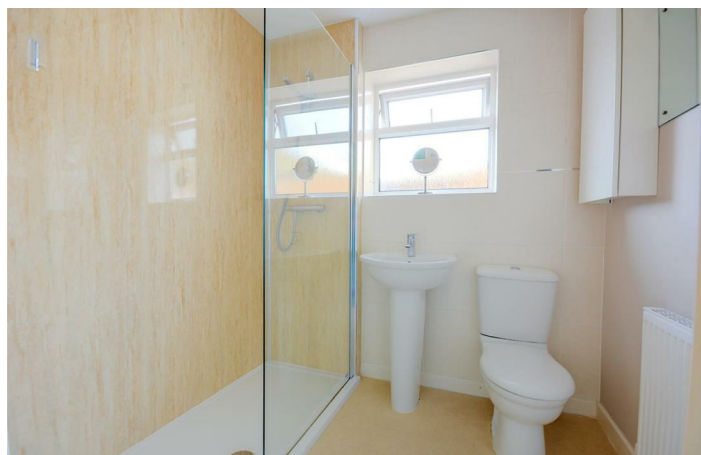
Incorporating a modern and contemporary three piece suite comprising; wash hand basin, low flush WC and large low profile walk in shower cubicle with thermostat controlled shower. Partly tiled walls, radiator, double glazed window.

### Outside

Outside the property is set back from the road with a front garden laid to lawn with shrub borders. A driveway provides off street parking and there are double gates leading to a car port beyond which is a detached brick built garage. The rear garden is pleasantly landscaped with patio, lawn and various bedding.

### Council Tax Band

Nottingham City Council Band B

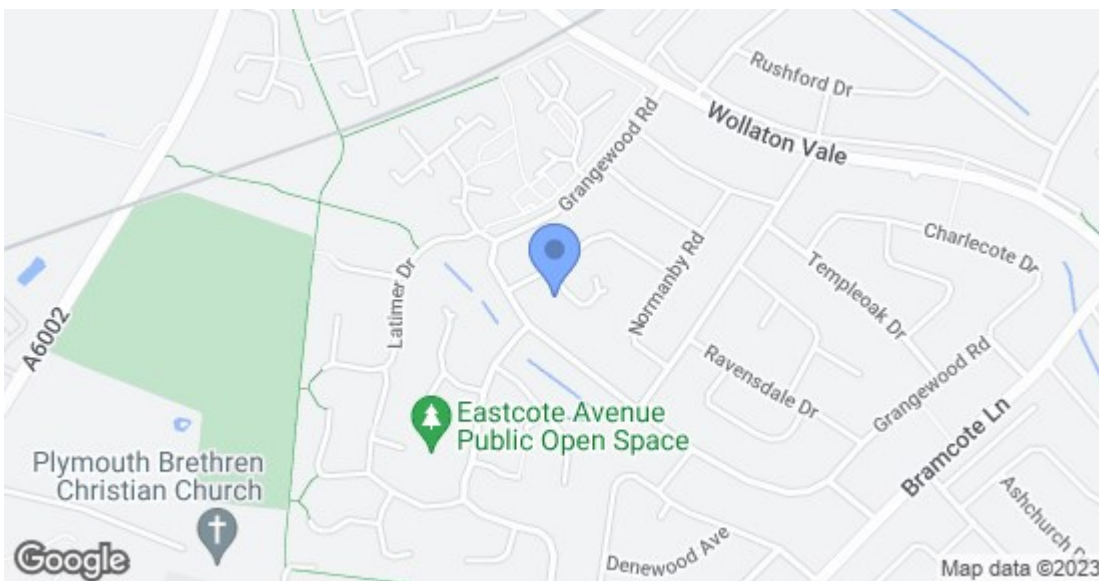


GROUND FLOOR



2 SURFLEET CLOSE, WOLLATON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
<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	

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