



Ullswater Crescent,  
Bramcote, Nottingham  
NG9 3BE

**£265,000 Freehold**



A well-presented and proportioned three-bedroom mid-terrace house with an integral garage.

Situated in this sought-after and well established residential location, within easy reach of a variety shops and amenities including schools, transport links, Beeston Town Centre, the Queens Medical Centre and the A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hall, open plan lounge diner, kitchen and integral garage to the ground floor, with three good sized bedrooms and family bathroom to the first floor.

Outside to the front of the property, you will find a concrete driveway with car standing for two, and to the rear there is a large private and enclosed garden which includes a patio overlooking the lawn beyond, gravelled area to the rear, a range of mature trees and shrubs, stocked borders and fence boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, ready to move in condition, and chain free vacant possession, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

UPVC double glazed entrance door with flanking windows, useful built in storage cupboard, door to the integral garage and UPVC double glazed sliding door to the lounge diner.

### Lounge Diner

20'0" x 11'5" (6.11m x 3.50m )

With laminate flooring, radiator, gas fire with stone surround, stairs to the first floor and doors to the kitchen, and UPVC double glazed sliding patio doors to the rear.

### Kitchen

10'10" x 7'0" (3.31m x 2.14m )

Fitted with a range of wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer, integrated electric oven with electric hob and air filter over, space and plumbing for a washing machine, further useful appliance space, tiled flooring and walls, radiator, wall mounted 'Worcester', and UPVC double glazed window to the rear.

### First Floor Landing

Airing cupboard housing the hot water cylinder, and doors leading into the bathroom and three bedrooms.

### Bedroom One

11'1" x 10'2" (3.4m x 3.1m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Two

14'0" x 8'5" (4.28m x 2.59m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Three

11'9" x reducing to 6'3" x 8'10" x reducing to 5'1" (3.6m x reducing to 1.93m x 2.71m x reducing to 1.7)

A carpeted bedroom with UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a three piece suite comprising: walk-in shower, wash hand basin inset to vanity unit, low level WC, tiled flooring and walls, radiator and UPVC double glazed window to the front.

### Garage

17'9" x 8'0" (5.42m x 2.45m )

With up and over door to the front, light, power and internal pedestrian door.

### Outside

Outside to the front of the property, you will find a concrete driveway with car standing for two, and to the rear there is a large private and enclosed garden which includes a patio overlooking the lawn beyond, gravelled area to the rear, a range of mature trees and shrubs, stocked borders and fence boundaries.

### 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

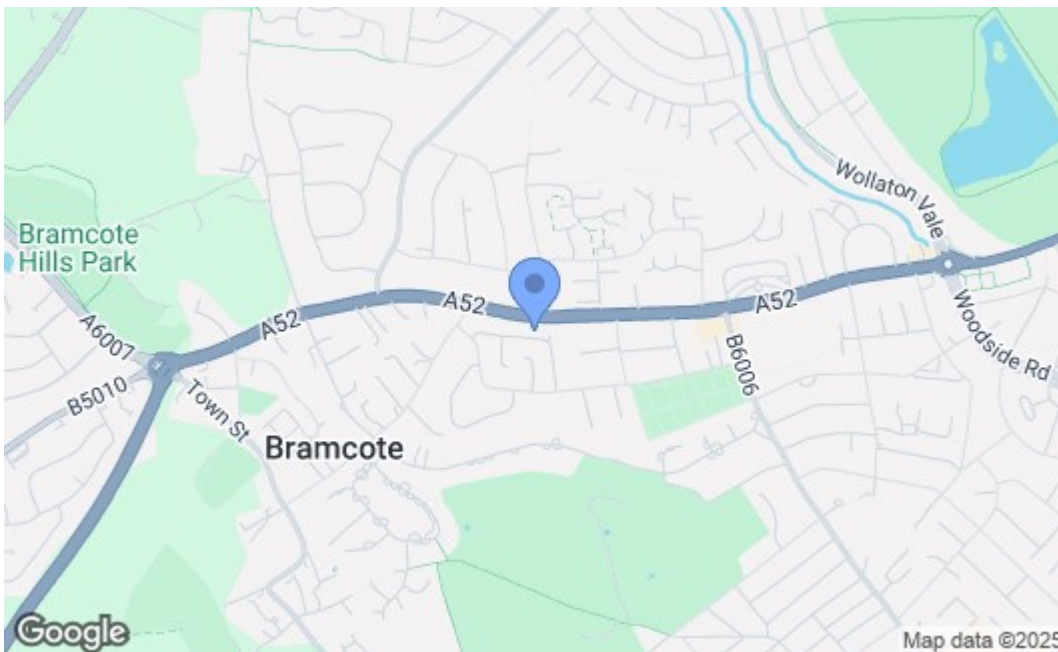
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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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