



Balmoral Drive,
Bramcote, Nottingham
NG9 3FU

£264,500 Freehold



A traditionally styled and constructed two-bedroom detached bungalow.

Available to the market with the benefit of chain free vacant possession, this well-proportioned property offers an excellent opportunity for the incoming purchaser to upgrade, remodel and potentially extend subject to the necessary consents.

In brief the internal accommodation comprises: entrance hall with walk-in cupboard, through lounge, kitchen diner, rear hallway, bathroom and two bedrooms.

Outside the property has established primarily lawned gardens to both front and rear with shrubs, and a drive providing ample car standing which runs along the side of the property with the garage beyond.

Occupying an established residential location well placed for local shops, bus routes, schools and a wide variety of other facilities, this great bungalow is well worthy of viewing.



Entrance Porch

Double glazed sliding door leads to porch with tiled flooring, second wooden door with flanking window leads to hallway.

Hallway

Radiator, UPVC double glazed window to the side, walk-in storage cupboard with UPVC double glazed window.

Lounge Diner

17'9 x 12 (5.41m x 3.66m)

Three UPVC double glazed windows, two radiators, and an Adam style fire surround.

Kitchen Diner

18'7 x 9'88 (5.66m x 2.74m)

Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, induction hob, inset electric oven and grill, plumbing for a washing machine and dishwasher, radiator, two UPVC double glazed windows, and door to the exterior.

Rear Hall

With loft hatch.

Bedroom One

11'9 x 9'91 (3.58m x 2.74m)

UPVC double glazed window, radiator, fitted wardrobe and dressing table.

Bedroom Two

10' x 10' (3.05m x 3.05m)

Two UPVC double glazed windows, and two radiators.

Bathroom

8' x 6'42 (2.44m x 1.83m)

Fitments in white comprising WC, pedestal wash-hand basin, bath with mains controlled shower over, part-tiled walls, wall mounted heated towel rail, UPVC double glazed window, airing cupboard housing the Worcester boiler.

Outside

To the front has a lawned garden with stocked beds and borders with shrubs and trees and a wall boundary, a drive runs along the side of the property with the garage

beyond and an outside tap. To the rear the property has an enclosed garden with a patio, lawn, shrubs, trees and raised decking.

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

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

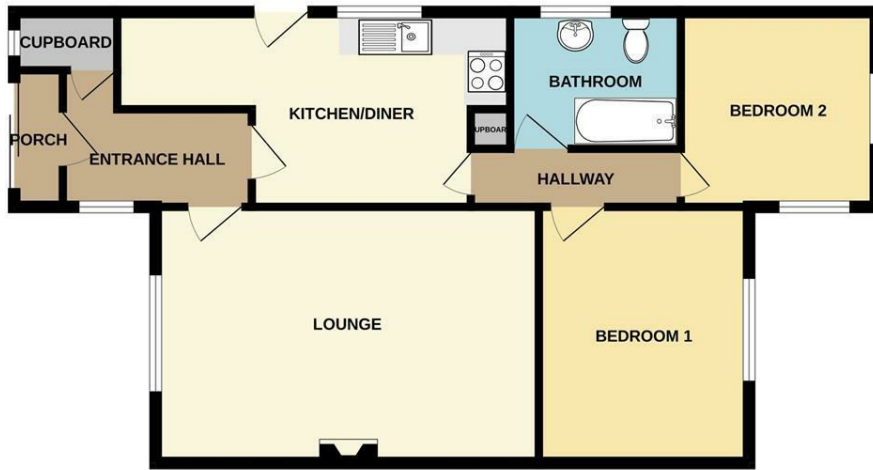
Disclaimer:

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.

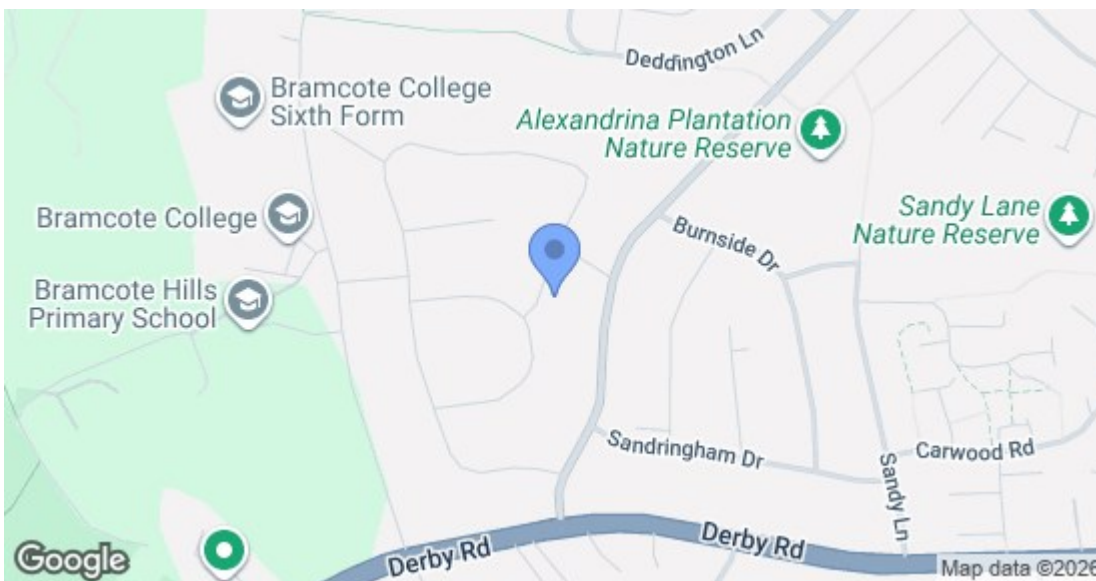




GROUND FLOOR



While 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 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			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(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	

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