



Burnside Drive,
Bramcote, Nottingham
NG9 3EF

£300,000 Freehold



A WELL LOCATED, THREE BEDROOM SEMI DETACHED PROPERTY WITH THE BENEFIT OF NO UPWARD CHAIN.

This would make an ideal purchase for a large variety of buyers including first time buyers, growing families or anyone relocating to Bramcote, looking to put their own stamp on their next home.

Situated just a short walk away from Bramcote Lane Shops, it is within close proximity to a variety of local amenities including schools, shops, public houses and Bramcote Park Playing Field. The position of the property also provides easy access to popular commuting roads including the A52 and Junction 25 of the M1 motorway. There is also the benefit of excellent local transport links with nearby bus stops for journeys in and around the city and easy access to Nottingham or Beeston train station for journeys further afield.

In brief, the internal accommodation comprises: Entrance Hall, open plan living/dining room and kitchen to the ground floor. Then rising to the first floor are two good sized bedrooms, single bedroom, bathroom and separate W.C.

To the front of the property is a low maintenance pebbled garden with driveway leading to a detached garage and gated side access to the rear. The enclosed rear garden is primarily lawned with a paved seating area and mature shrubs.

This property is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door through to a carpeted entrance hall, with access to under stairs storage cupboard.

Open Plan Living/Dining Room

15'0" x 27'4" approx (4.59m x 8.35m approx)

Hard wood flooring, with radiator, gas fire, UPVC double glazed bay window to the front aspect and sliding door to the rear.

Kitchen

7'9" x 10'0" approx (2.38m x 3.05m approx)

Wall, base and draw units with work surfaces over inset sink with drainer. Integrated appliances to include electric oven and gas hob. Space and fittings for a freestanding fridge / freezer. UPVC double glazed window to the rear aspect and door to the side passage.

First Floor Landing

Access to the loft hatch and UPVC double glazed window to the side aspect

Bedroom 1

11'11" x 15'5" approx (3.65m x 4.72m approx)

Carpeted room, with radiator, fitted wardrobes and UPVC double glazed bay window to the front aspect

Bedroom 2

10'11" x 11'5" approx (3.33m x 3.50m approx)

Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom 3

6'11" x 8'3" approx (2.13m x 2.54m approx)

Carpeted room, with radiator and UPVC double glazed window to the front aspect.

Bathroom

Bath with tap shower fittings and wash hand basin. Access to storage cupboard housing the water tank.

Separate w.c.

Low flush w.c.

Outside

To the front of the property is a low maintenance pebbled

garden with driveway leading to a detached garage and gated side access to the rear. The enclosed rear garden is primarily lawned with a paved seating area and mature shrubs.

Council Tax

Broxtowe Borough Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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.