



Wimpole Road,  
Bramcote, Nottingham  
NG9 3LQ

**£180,000 Freehold**



A two bedroom end of terrace house with off road parking.

Situated in this well established and popular residential location within easy reach of a range of local shops and amenities including schools, transport links, the Queen's Medical Centre and the A52 and M1 for further afield, this great property is considered a fantastic opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation comprises: Entrance hallway, lounge and kitchen/diner to the ground floor with two double bedrooms and bathroom to the first floor.

To the front of the property you will find a concrete driveway with car standing, a lawned garden and gated side access to the rear where you will find a primarily lawned, private and enclosed garden with a patio, stocked beds and borders, a range of mature trees and shrubs, fenced boundaries and a useful storage shed.

Offered to the market with no upward chain and UPVC double glazing and gas central heating throughout, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hallway

With UPVC double glazed front door, radiator, stairs to the first floor and door to the lounge.

### Lounge

12'5" x 9'8" (3.8 x 2.95)

With laminate flooring, radiator, UPVC double glazed window to the front, useful under stairs storage cupboard and door to the kitchen.

### Kitchen

12'8" x 6'11" (3.88 x 2.11)

With wall and base units, worksurfaces, sink with drainer, electric oven with gas hob, tiled splashbacks, plumbing for a washing machine, space for a fridge freezer, radiator and UPVC double glazed door and window to the rear.

### First Floor Landing

With loft hatch and doors to the bathroom and two bedrooms.

### Bedroom One

10'7" reducing to 9'3" x 10'4" (3.24 reducing to 2.82 x 3.17)

With a useful built in storage cupboard, UPVC double glazed window to the front and radiator.

### Bedroom Two

9'0" x 5'11" (2.75 x 1.81)

With UPVC double glazed window to the rear and radiator.

### Bathroom

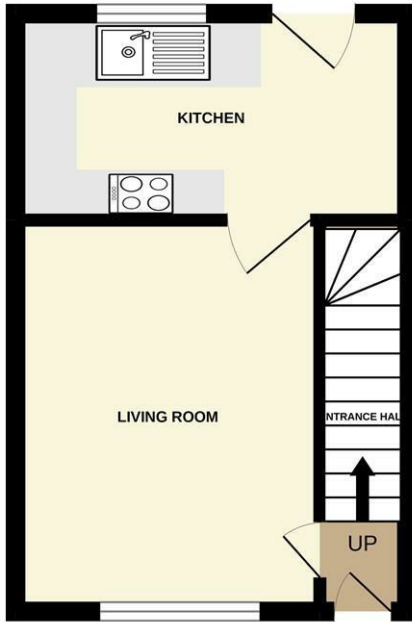
Incorporating a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, WC, tiled splashbacks, UPVC double glazed window to the rear and radiator.

### Outside

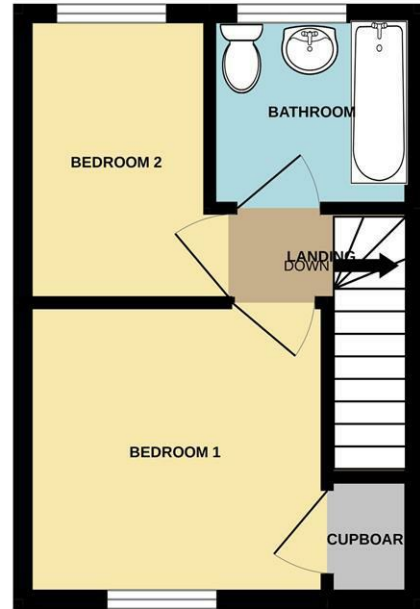
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GROUND FLOOR  
213 sq.ft. (19.8 sq.m.) approx.

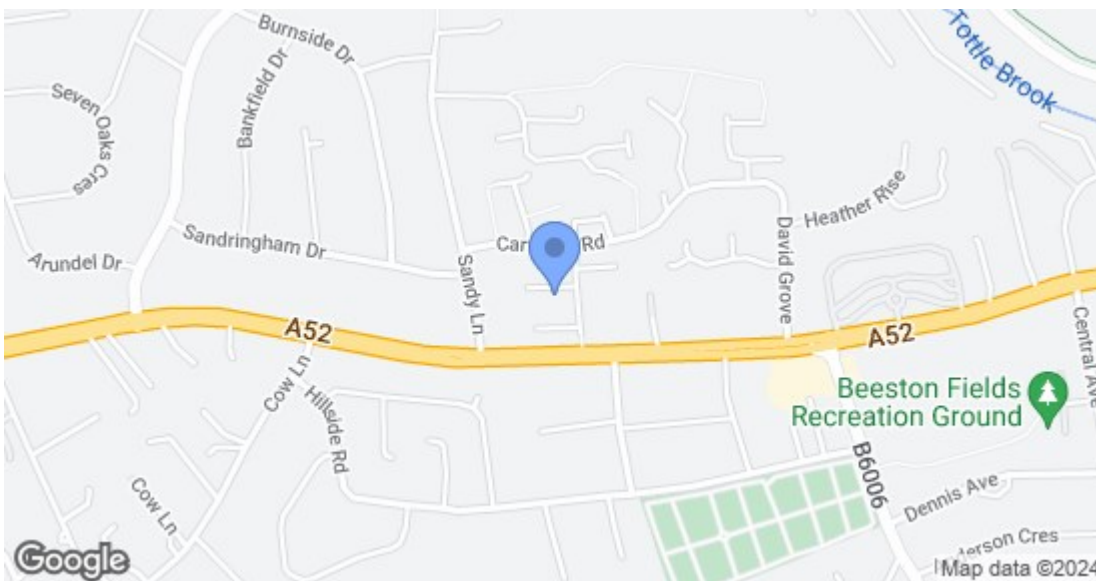


1ST FLOOR  
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 422 sq.ft. (39.2 sq.m.) approx.

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			87
(81-91) B			
(69-80) C			
(55-68) D		57	
(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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