Robert Ellis

look no further...

Hanley Avenue,
Bramcote, Nottingham
NG9 3HF

£240,000 Freehold

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A steel framed extended three-bedroom mid-terrace house.

This well-presented and proportioned property with extended kitchen and playroom to the rear and three generous bedrooms, offers an excellent opportunity for a family, though will appeal to a wide range of potential purchasers.

In brief the internal accommodation comprises: entrance hall, kitchen diner, WC, playroom and sitting room to the ground floor, rising to the first floor is a modern bathroom and three bedrooms.

Outside the property has a primarily lawned garden to the front with hedge frontage and to the rear there is an enclosed garden, which is again primarily lawned with patio.

Occupying an enviable position tucked away in Bramcote Village, with a church view and being well placed for easy access to local parks, schools and excellent transport links including the A52 and M1.

Entrance Hall
Entrance door with flanking double glazed window, radiator, and stairs off to the first floor landing.

Kitchen Diner
23'3" x 10'8" decreasing to 4'5" (7.11m x 3.27m decreasing to 1.35m)
With a range of fitted wall and base units, work surfacing with splashback, inset gas hob with air filter above, inset electric oven and grill, one and a half bowl sink and drainer unit with mixer tap, plumbing for a washing machine and dishwasher, space for a dryer, radiator, Velux window and UPVC double glazed window.

WC
Fitted with a low level WC, pedestal wash hand basin, UPVC double glazed window and extractor fan.

Playroom
12'2" x 8'5" (3.71m x 2.59m)
Radiator, UPVC double glazed patio doors leading to the rear garden.

Sitting Room
18'11" x 10'11" (5.77m x 3.33m)
UPVC double glazed window to the front, radiator, fireplace with Adam style surround, double sliding internal doors leading through to the playroom.

First Floor Landing
with loft hatch and storage cupboard.

Bedroom One
13'8" x 9'2" maximum overall measurements (4.18m x 2.81m maximum overall measurements)
UPVC double glazed window and radiator.

Bedroom Two
12'11" x 9'9" (3.96m x 2.98m)
UPVC double glazed window, radiator and recessed wardrobe.

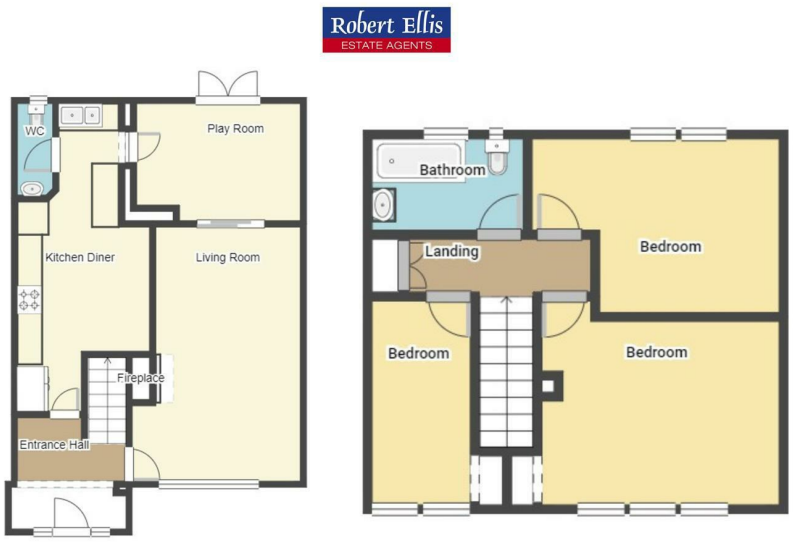
Bedroom Three
10'9" x 6'0" (3.29m x 1.83)
UPVC double glazed window, recessed wardrobe and radiator.

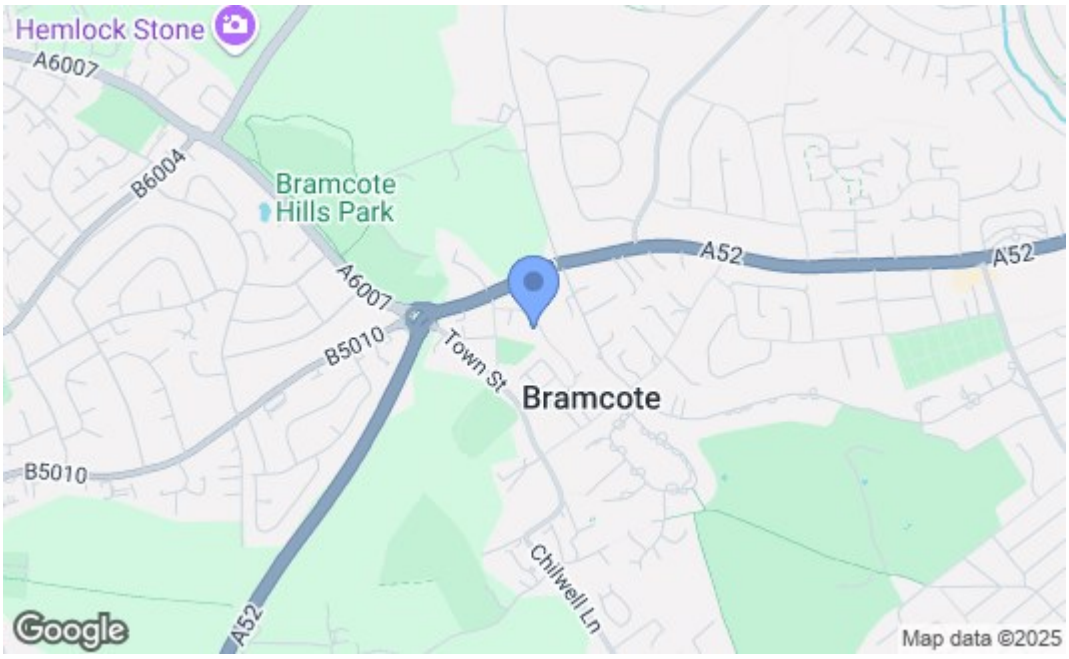
Bathroom
8'4" x 4'9" (2.56m x 1.47m)
Fitments in white comprising: low level WC, wash hand basin inset to vanity unit, bath with mains control shower over, two UPVC double glazed windows, wall mounted heated towel rail, fully tiled walls, tiled flooring and extractor fan.

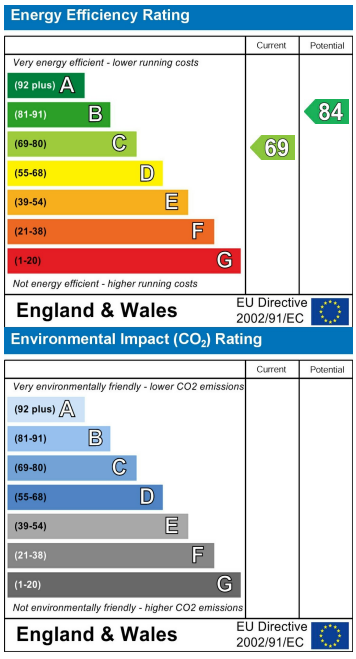
Outside
To the front the property has a primarily lawned garden with bike shed and hedge frontage. To the rear the property has a enclosed garden with patio, outside tap, power points, timber shed and fence boundaries.

Material Information:
Freehold
Property Construction: Steel Framed
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.







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