



Bramcote Lane,  
Chilwell, Nottingham  
NG9 4ES

**£290,000 Freehold**



Situated in the popular area of Bramcote Lane, Chilwell, Nottingham, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Additionally, the property boasts parking, a valuable asset in this sought-after location, allowing for easy access and convenience.

Chilwell is known for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks, all within easy reach. This home presents a wonderful opportunity for anyone looking to settle in a vibrant area with a strong sense of community.

In summary, this semi-detached house on Bramcote Lane is a fantastic opportunity for those looking to remodel and renovate and a great choice for those seeking a comfortable and spacious home in a desirable location. With its generous living spaces and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.



### Porch

French doors with flanking windows, and a entrance door with flanking windows to the entrance hall.

### Entrance Hall

Stairs to the first floor, radiator, and doors to the kitchen, dining room and lounge.

### Lounge

11'6" x 10'9" (3.53m x 3.3m )

A carpeted reception with UPVC double glazed bay window to the front, gas fire and radiator.

### Dining Room

12'2" x 10'8" (3.72m x 3.27m )

A carpeted reception room with gas fire, radiator, and window to the rear.

### Kitchen

15'1" x 7'11" (4.6m x 2.43m )

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, integrated double-electric oven, integrated gas hob with air filter over, space for a fridge and washing machine, radiator, tiled splashbacks, UPVC double glazed window to the rear, a useful pantry cupboard and UPVC double glazed door to the side.

### Landing

UPVC double glazed window to the side, loft hatch and doors to the WC, bathroom and three bedrooms.

### Bedroom One

12'4" x 11'7" (3.76m x 3.55m )

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

### Bedroom Two

11'6" x 10'7" (3.52m x 3.25m )

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

### Bedroom Three

7'0" x 6'11" (2.14m x 2.13m )

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

### Bathroom

Comprising bath with shower over, pedestal wash-hand basin, tiled walls, vinyl flooring, radiator, and UPVC double glazed window to the rear.

### WC

Fitted with a WC, and wooden window to the rear.

### Outside

To the front of the property you will find a lawned garden with mature shrubs, and a tarmac driveway with car standing for one vehicle, and gated side access leading to the private and enclosed rear garden which includes a patio over looking the lawn beyond, garage, and a range of mature trees and shrubs.

### Garage

With double garage doors to the front.

### 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

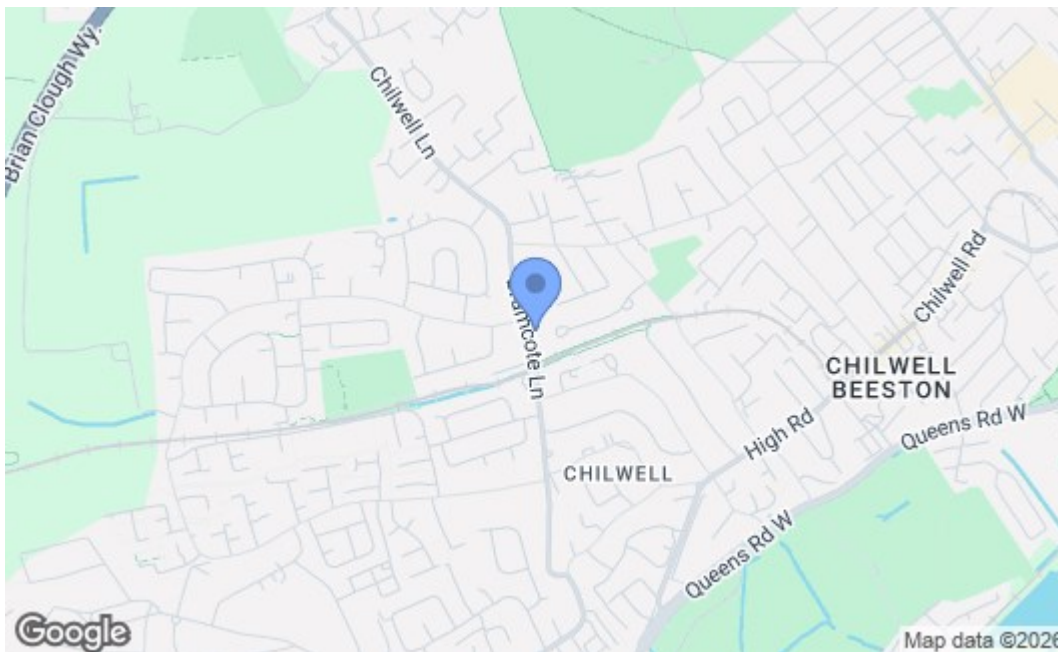
Does the property have spray foam in the loft?: No

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			74
<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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