



Wembley Gardens,  
Bramcote, Nottingham  
NG9 3FE

**£268,000 Freehold**

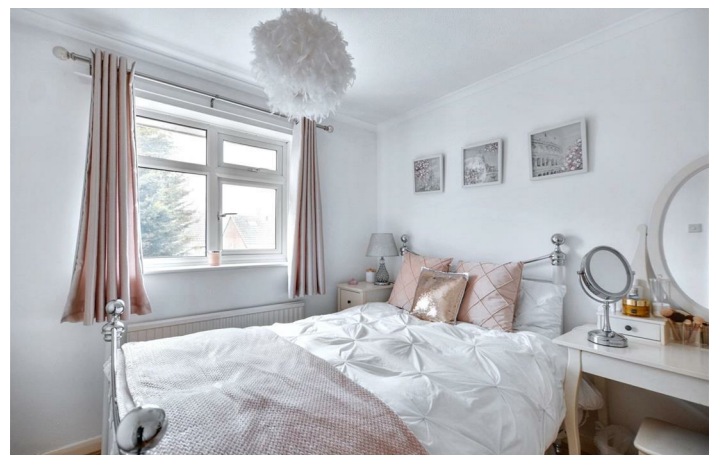


Situated on Wembley Gardens, Bramcote, Nottingham, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike.

The property boasts a well-proportioned reception room, three inviting bedrooms, there is ample space for rest and relaxation, making it an ideal home for those seeking comfort and convenience. The bathroom is thoughtfully designed, catering to the needs of modern living.

Additionally, the property offers parking with a driveway, and a detached garage, ensuring that you have a secure space for your car. The surrounding area is known for its friendly community and access to local amenities, including shops, schools, and parks.

Offered to the market with the benefit of no upward chain, an early internal viewing comes highly recommended in order to be fully appreciated.



## Porch

UPVC double glazed entrance door with flanking window, UPVC double glazed window to the side, laminate flooring, radiator, and door to the lounge.

## Lounge

14'5" x 13'10" (4.41m x 4.23m )

A carpeted reception room with stairs to the first floor, radiator, UPVC double glazed window to the front and side, electric fire with Adam-style mantle, and a door to the kitchen diner.

## Kitchen Diner

14'7" x 10'4" (4.47m x 3.15m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated double electric oven with inset gas hob and air filter over, integrated fridge freezer, washing machine, and dishwasher, tiled splashbacks, laminate flooring, useful under stairs storage cupboard, radiator, and UPVC double glazed door with flanking windows to the rear.

## First Floor Landing

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

## Bedroom One

15'8" x 8'3" (4.8m x 2.53m )

UPVC double glazed window to the front, radiator, laminate flooring, and a built-in storage cupboard housing the Glow Worm combination boiler.

## Bedroom Two

9'1" x 8'3" (2.79m x 2.53m )

UPVC double glazed window to the rear, radiator, and laminate flooring.

## Bedroom Three

7'6" x 6'0" (2.3m x 1.83m )

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

## Bathroom

Incorporating a three-piece suite comprising: panelled bath with rainfall effect shower over, wash-hand basin inset to

vanity unit, low-level WC, tiled flooring and walls, UPVC double glazed window to the rear, spotlights, radiator, and extractor fan.

## Garage

Up and over garage door to the front, window to the side, and pedestrian door to the side.

## Outside

To the front of the property you will find a lawned garden with mature trees and shrubs, a concrete driveway providing off-road parking, and gated side access leading to the private and enclosed rear garden, which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked orders and fence boundaries.

## 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

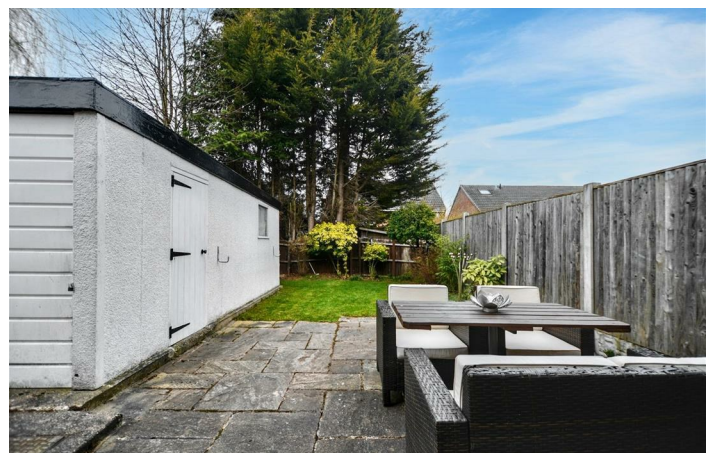
Planning Permissions/Building Regulations: None

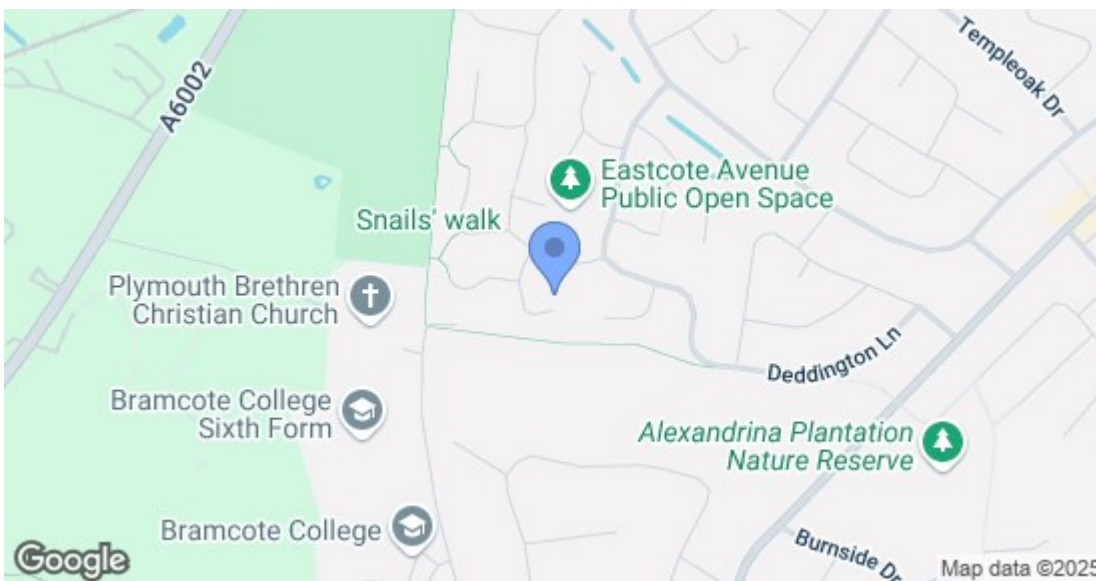
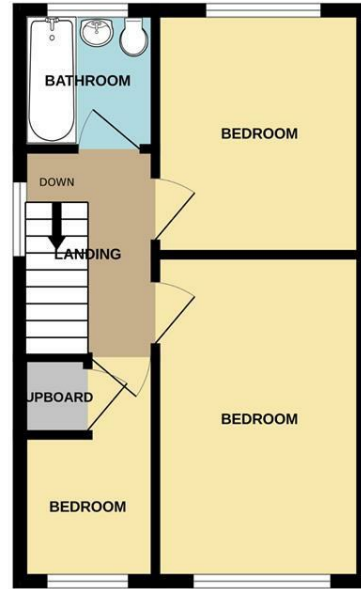
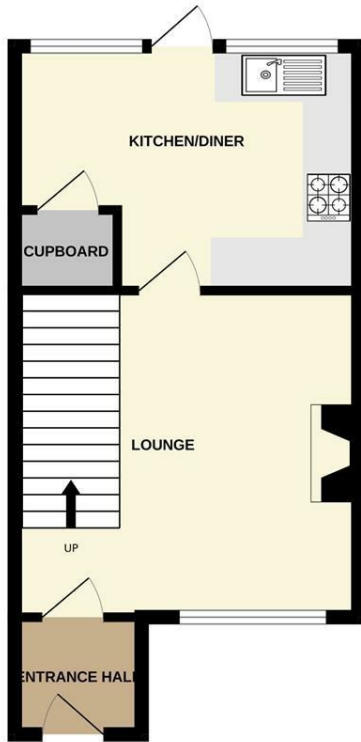
Accessibility/Adaptions: None

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			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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