



Bramcote Avenue,  
Chilwell, Nottingham  
NG9 4EY

**£200,000 Freehold**



A well-positioned three-bedroom semi-detached property.

Situated on the outskirts of Beeston, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links. This great property would be considered an ideal opportunity for a large variety of buyers who are looking to put their own stamp on their purchase, including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; entrance hall, living room, kitchen, and bathroom to the ground floor. Then rising to the first floor are three well proportioned bedrooms.

Outside the property is a lawned front garden with gated driveway and side access. The rear is then paved with hedged boundaries and two sheds.

The property is in need of some renovations yet offers fabulous potential, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

UPVC double glazed door through to the entrance hall with laminate flooring.

### Living Room

14'11" x 10'7" (4.56m x 3.24m )

Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

### Kitchen

13'3" x 8'9" (4.06m x 2.69m )

A range of wall, base and draw units with work surfacing over and tiled splashbacks, sink with mixer tap, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge, freezer and washing machine. Double glazed window to the rear aspect and door out to the garden.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath, part tiled walls, heated towel rail and UPVC double glazed window side passage.

### First Floor Landing

Access to the loft hatch.

### Bedroom One

16'5" x 11'7" (5.02m x 3.55m )

Carpeted room, with radiator, fitted storage cupboard and two UPVC double glazed windows to the front aspect. Fitted electric power shower in the corner of the room, could be converted to an ensuite.

### Bedroom Two

12'4" x 8'1" (3.78m x 2.48m )

Exposed floorboards, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

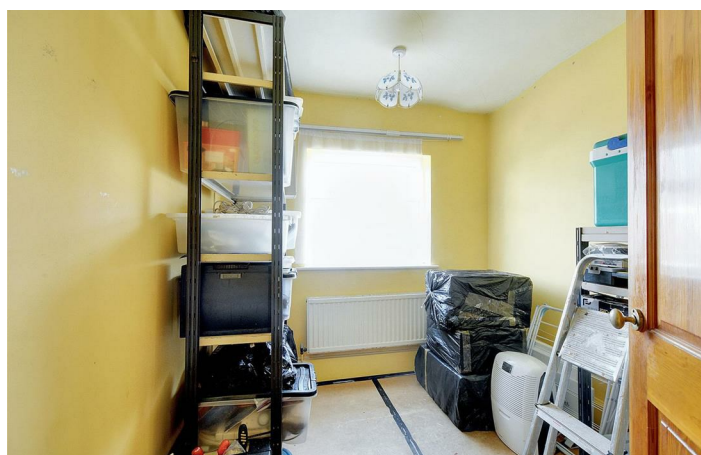
8'6" x 7'10" (2.61m x 2.41m )

Exposed floorboards, with radiator and UPVC double glazed window to the rear aspect.

### Outside

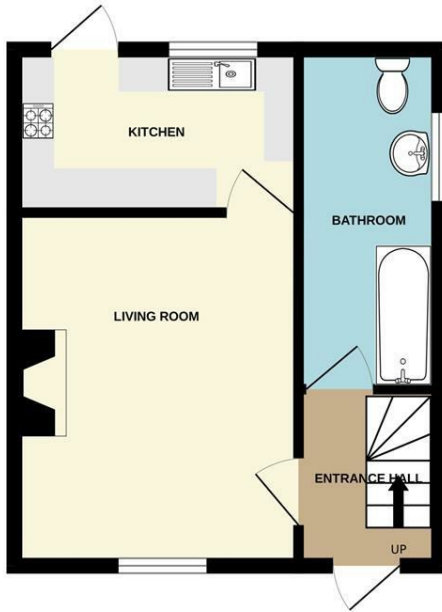
The front of the property is lawned with hedged

boundaries and gated access to the driveway. There is then gated side access to the rear garden, this is paved with hedged boundaries and two sheds.

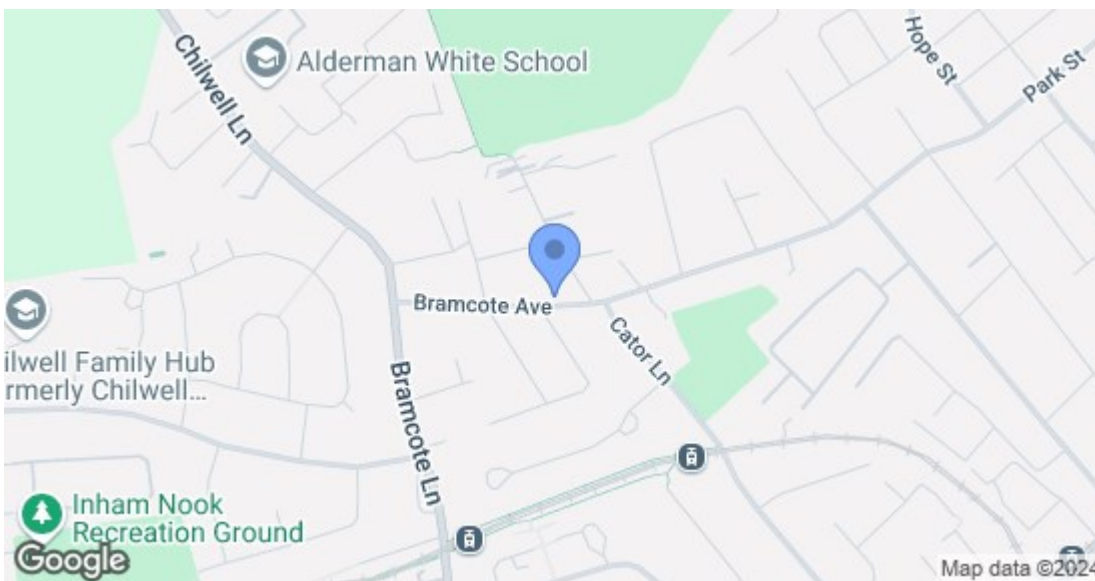
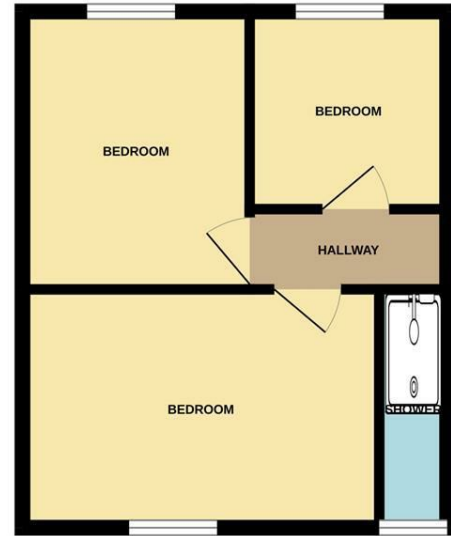




GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 90        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 70                      |           |
| (55-68) D   |  |                         |           |
| (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 |           |

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.