Robert Ellis

look no further. . .

St. Michaels Square,
Bramcote, Nottingham
NG9 3HG

£295,000 Freehold

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A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE.

Situated in this sought after and convenient residential location, well placed for a range of local shops and amenities including schools, transport links and the A52 and M1 for further afield, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises of an entrance hall, lounge, dining room, kitchen, inner hallway and store room to the ground floor with two good size double bedrooms, further single bedrooms, bathroom and w.c. to the first floor.

To the front of the property you will find a lawned garden with stocked beds and borders, mature trees and shrubs and concrete driveway with ample car standing leading to the car port at the side of the house with gated side access to the sunny South-West facing rear garden which includes a patio with lawn beyond, useful storage shed and fenced boundaries.

Having been re-decorated and upgraded by the current vendors, including new carpets throughout and a new boiler, and offered to the market with the benefit of vacant possession, this property must be viewed in order to be fully appreciated.

Entrance Hall
UPVC double glazed front door with flanking window, stairs to the first floor, radiator, useful understairs storage space and doors to the kitchen and lounge.

Lounge
14'11" x 10'11" approx (4.57m x 3.33m approx)
A newly carpeted room with UPVC double glazed window to the front, radiator and a door with flanking window to:

Dining Room
8'11" x 8'0" approx (2.73m x 2.45m approx)
A newly carpeted room with UPVC double glazed sliding patio doors to the rear, radiator and door to:

Kitchen
8'11" x 7'11" approx (2.72m x 2.43m approx)
With a range of wall and base units, work surfaces with sink and drainer and mixer tap, tiled splashbacks, space for a cooker, fridge, freezer and washing machine, UPVC double glazed window to the rear and a door to:

Inner Hallway
With tiled flooring, UPVC double glazed door to the side and a door to:

Store Room
With a new wall mounted Ideal boiler.

First Floor Landing
UPVC double glazed window to the side and doors to:

Bedroom 1
11'11" x 11'1" approx (3.64m x 3.39m approx)
Newly carpeted double bedroom with UPVC double glazed window to the front and a radiator.

Bedroom 2
11'9" x 9'6" approx (3.59m x 2.9m approx)
Newly carpeted double bedroom with UPVC double glazed window to the rear, radiator and built-in airing cupboard housing the hot water cylinder.

Bedroom 3
8'9" x 8'1" approx (2.69m x 2.48m approx)
A newly carpeted bedroom with UPVC double glazed window to the side and a radiator.

Bathroom
Incorporating a panelled bath with electric shower over, pedestal wash hand basin, tiled walls, lino flooring, UPVC double glazed window to the rear, radiator and extractor fan.

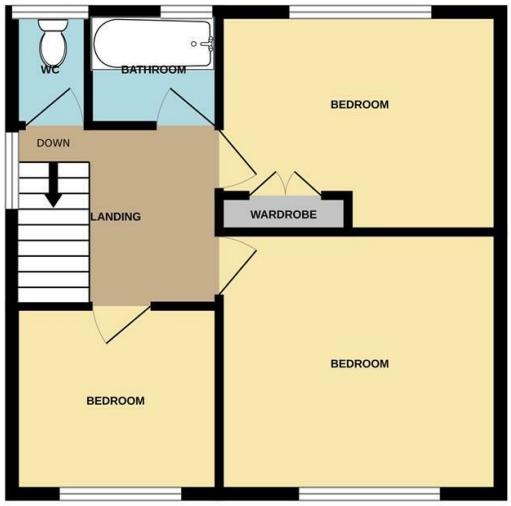
Separate w.c.
With a low flush w.c. and UPVC double glazed window to the rear.

Outside
To the front of the property you will find a lawned garden with stocked beds and borders, mature trees and shrubs and concrete driveway with ample car standing leading to the car port at the side of the house with gated side access to the sunny South-West facing rear garden which includes a patio with lawn beyond, useful storage shed and fenced boundaries.

Council Tax
Broxtowe Borough Council Band C

GROUND FLOOR

1ST FLOOR



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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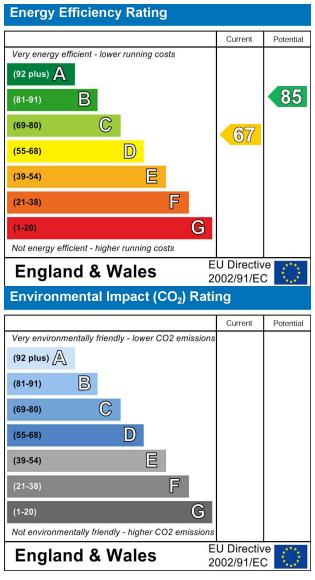

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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