



Bramcote Lane,  
Wollaton, Nottingham  
NG8 2QL

**£325,000 Freehold**



We are pleased to offer for sale this three bedroom link-detached house situated in a prime location.

This property comes to the market in a ready to move into condition with NO CHAIN and benefits from gas fired central heating, double glazing throughout and a useful additional reception/breakfast room adjacent to the kitchen, great as a playroom or office for those looking to work from home.

Situated in this highly regarded residential suburb within walking distance of a useful parade of shops offering everything from a Tesco Express, Sainsburys Local, independent retailers, a variety of restaurants, coffee houses and a Post Office. Highly regarded schools including Fernwood are within easy reach as is Wollaton Hall and Park, The Queen's Medical Centre and The University of Nottingham.

Off street parking is provided at the front, there is a single garage and an enclosed rear garden.

Due to the ever popular nature of this house type and location and its great development potential (subject to the necessary consents), we strongly recommend an early internal viewing to avoid disappointment.



### Entrance Porch

With double glazed window and front entrance door. Door to hallway.

### Hallway

With stairs to the first floor, double glazed window and door and radiator.

### WC

Incorporating a two piece suite comprising wash hand basin and low flush WC.

### Coat Cupboard

With clothes rail and radiator.

### Through Lounge/Dining Room

25'2" x 12'0" reducing to 11'0" (7.68 x 3.66 reducing to 3.36)  
With two radiators, double glazed window to the front and double glazed window and French doors leading to the rear garden.

### Kitchen

13'10" x 7'10" (4.22 x 2.41)

Incorporating a fitted range of wall, base and drawer units with rolled edge worksurfacing and inset single bowl sink unit with single drainer. Built in electric oven, hob and extractor hood over. Integrated fridge, fitted larder cupboard, plumbing for washing machine and appliance space. Double glazed window to the rear. Door to breakfast room.

### Breakfast Room

13'0" x 8'9" (3.97 x 2.68)

A versatile space that could be used as a play room, home office etc. With wall mounted gas boiler (for central heating and hot water), two lantern style sky lights, door to garage and double glazed window and door to rear.

### First Floor Landing

With double glazed window and doors to bedrooms, bathroom and separate WC.

### Bedroom One

13'6" x 12'0" (4.12 x 3.67)

With radiator and double glazed window to the front.

### Bedroom Two

11'5" x 11'0" (3.49 x 3.37)

With radiator and double glazed window to the rear.

### Bedroom Three

8'9" reducing to 7'6" x 6'11" (2.68 reducing to 2.29 x 2.12)

With fitted cupboard, radiator and double glazed window to the front.

### Shower Room

5'7" x 7'10" (1.71 x 2.4)

Incorporating a two piece suite comprising wash hand basin and large fully glazed walk-in shower. Partially tiled walls, heated towel rail and double glazed window.

### Separate WC

4'7" x 2'7" (1.4 x 0.8)

Housing a low flush WC. Double glazed window.

### Outside

To the front of the property is a driveway and forecourt providing off street parking and access to garage which is linked to the neighbouring dwelling with up and over door to the front, light and power.

The rear garden is enclosed with patio and lawn.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – yes

Broadband Speed - standard, superfast, ultrafast available

Phone Signal – EE, O2, Three Green signal, Vodafone Amber signal

Sewage – Mains Drains

Flood Risk – Rivers no risk, surface water high

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

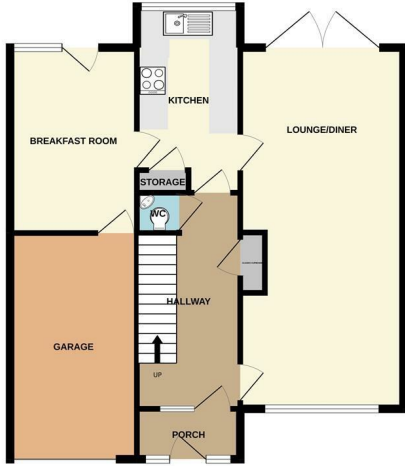
Other Material Issues – No

### Disclaimer:

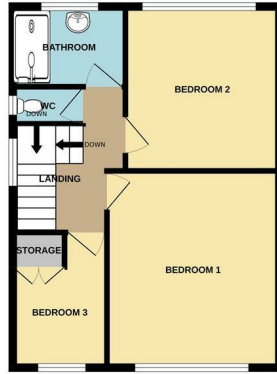
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GROUND FLOOR  
765 sq.ft. (71.0 sq.m.) approx.

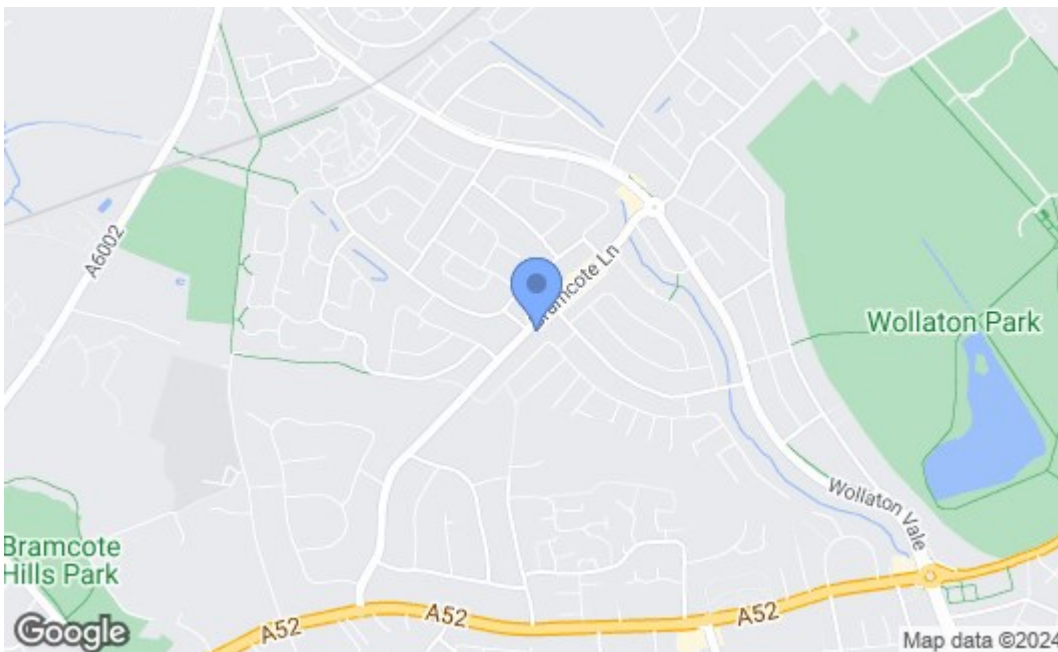


1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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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