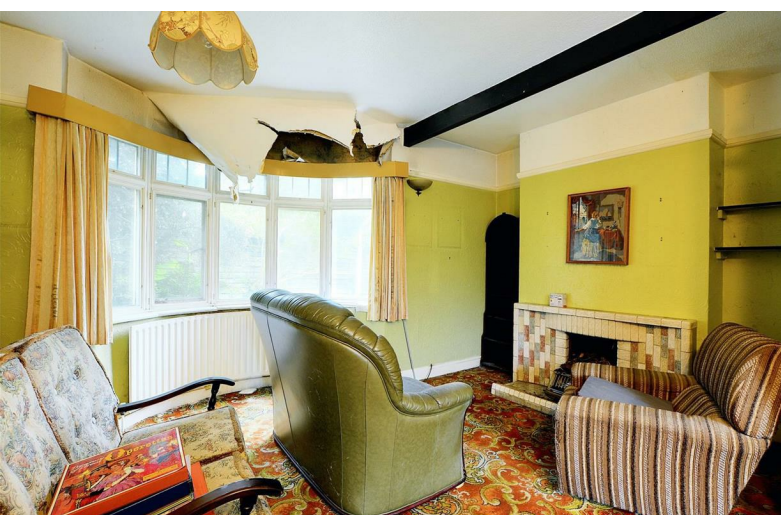


# Robert Ellis

*look no further...*



Bridle Road,  
Bramcote, Nottingham  
NG9 3DH

**£300,000 Freehold**

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A spacious three bedroom detached house located on the sought-after Bridle Road.

Situated in this well established and convenient residential location, readily accessible for a range of local amenities including, shops, schools, transport links, The Queens Medical Centre and the A52 and M1 for further afield. This fantastic property is considered an ideal opportunity for a variety of potential purchasers including investors, developers and families.

In brief the internal accommodation comprises; entrance hall, WC, kitchen and lounge diner to the ground floor with three good sized bedrooms, bathroom and separate WC to the first floor.

To the front of the property you will find a range of mature trees and shrubs, a large concrete driveway with car standing and gated side access leading to the rear which includes a range of stocked beds, patio, mature trees and shrubs and open access to the other side of the property where you will find a spacious area which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, lean to/store and fence boundaries.

Presented to the market with the benefit of chain free vacant possession and offering fantastic potential for an incoming purchaser to upgrade and reconfigure to their own personal needs and requirements, an early internal viewing comes highly recommended in order to be fully appreciated.





### Entrance Hall

Entrance door, stairs leading to the first floor, radiator, useful under stair storage cupboard, window to the front and doors to the lounge diner, kitchen and downstairs WC.

### Downstairs WC

Fitted with a low level WC, wall mounted wash hand basin, tiled flooring and splashbacks and window to the side.

### Kitchen

10'5" x 8'11" (3.19m x 2.74m )

Fitted with a range of base units, sink and double drainer unit, tiled splashbacks, space for a cookers, fridge and washing machine, useful pantry, window to the rear and door to the rear porch.

### Rear Porch

With windows to the front and side and door to the rear.

### Lounge Diner

17'1" x 15'5" (5.23m x 4.71m )

A carpeted room with two radiators, bay window with secondary glazing to the front and rear and a fire place with a tile surround.

### First Floor Landing

With a loft hatch, window to the front and doors to the separate WC, bathroom and three bedrooms.

### Bedroom One

14'3" x 9'0" (4.36m x 2.76m )

A carpeted double bedroom with bay window to the rear and radiator.

### Bedroom Two

10'4" x 9'5" (3.17m x 2.88m )

A carpet bedroom with a window with secondary glazing and radiator.

### Bedroom Three

10'5" x 7'5" (3.19m x 2.28m )

A carpet bedroom with built in wardrobe and a window to the rear

### Bathroom

Comprising a panel bath, pedestal wash hand basin, tiled walls, windows with secondary glazing to the side and radiator.

### Separate WC

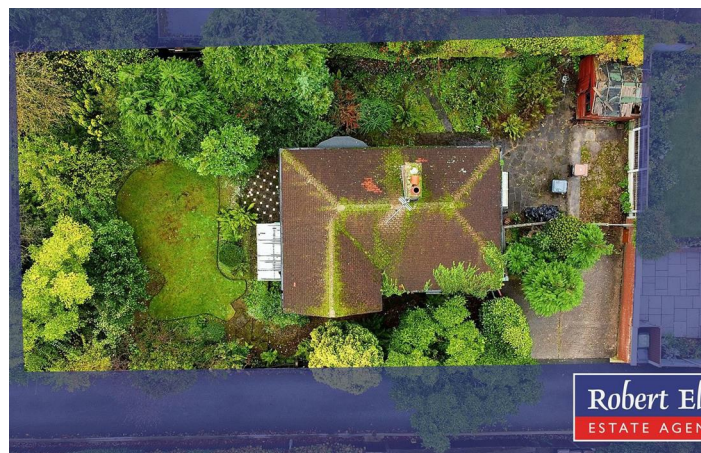
Fitted with a low level WC and window to the side.

### Outside

To the front of the property you will find a range of mature trees and shrubs, a large concrete driveway with car standing and gated side access leading to the rear which includes a range of stocked beds, patio, mature tress and shrubs and open access to the other side of the property where you will find a spacious area which includes a patio overlooking the lawn beyond, a range of mature tress and shrubs, stocked beds and borders, lean to/store and fence boundaries.

### Council Tax Band

Broxtowe Borough Council Band D

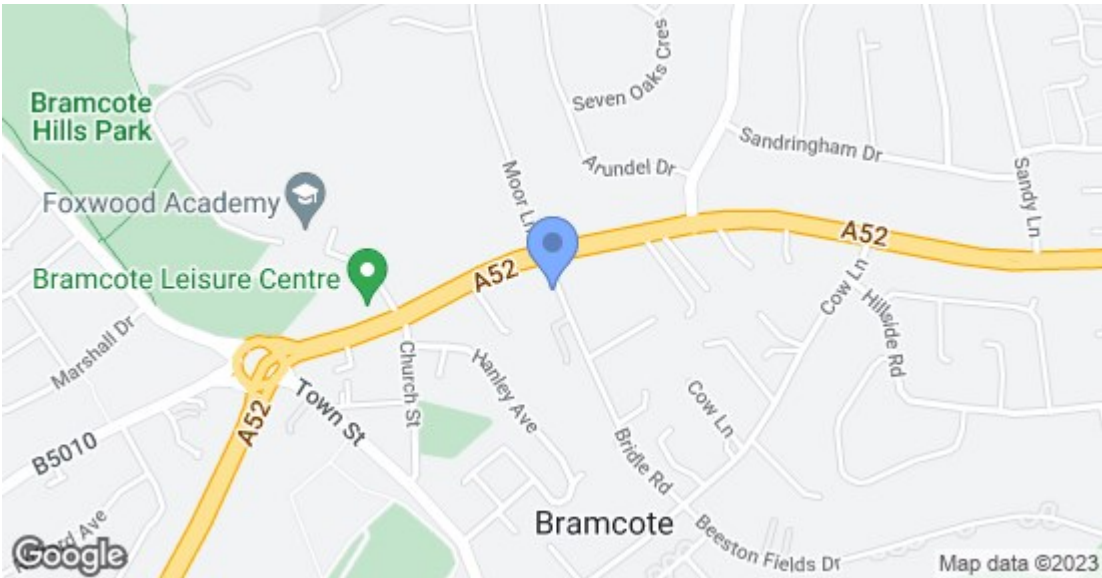




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.