



Hanley Avenue,  
Bramcote, Nottingham  
NG9 3HF

**£210,000 Freehold**



A well proportioned three bedroom end-terrace property with the benefit of no upward chain.

Tucked away in Bramcote, you are positioned with a wealth of local amenities close by including shops, public houses, healthcare facilities, restaurants, and transport links.

This lovely property would be considered an ideal opportunity for a large variety of buyers 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, Open Plan Living Dining Room and Kitchen to the ground floor. Then rising to the first floor are three Bedrooms and family Bathroom.

Outside to the front of the property there is a lawned garden with a paved driveway with ample off street parking. The rear is primarily lawned.

Offered to the market with chain free vacant possession, UPVC double glazing and gas central heating throughout, this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to a carpeted entrance hall with radiator and fitted storage cupboard.

### Living Dining Room

19'1" x 12'3" (5.82m x 3.75m )

A carpeted room with two radiators and UPVC double glazed windows to the front and rear aspect.

### Kitchen

10'6" x 8'9" (3.21m x 2.68m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, wall mounted boiler and UPVC double glazed window and door to the rear garden.

### First Floor Landing

Access to the loft hatch and storage cupboard housing the water tank.

### Bedroom One

12'4" x 10'6" (3.78m x 3.21m )

A carpeted room with radiator, fitted wardrobes and UPVC double glazed windows to the front aspect.

### Bedroom Two

13'1" x 8'9" (4.01m x 2.69m )

A carpeted room with radiator, fitted wardrobes and UPVC double glazed windows to the rear aspect.

### Bedroom Three

10'5" x 5'6" (3.18m x 1.69m )

A carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, radiator and UPVC double glazed window to the rear aspect.

### Outside

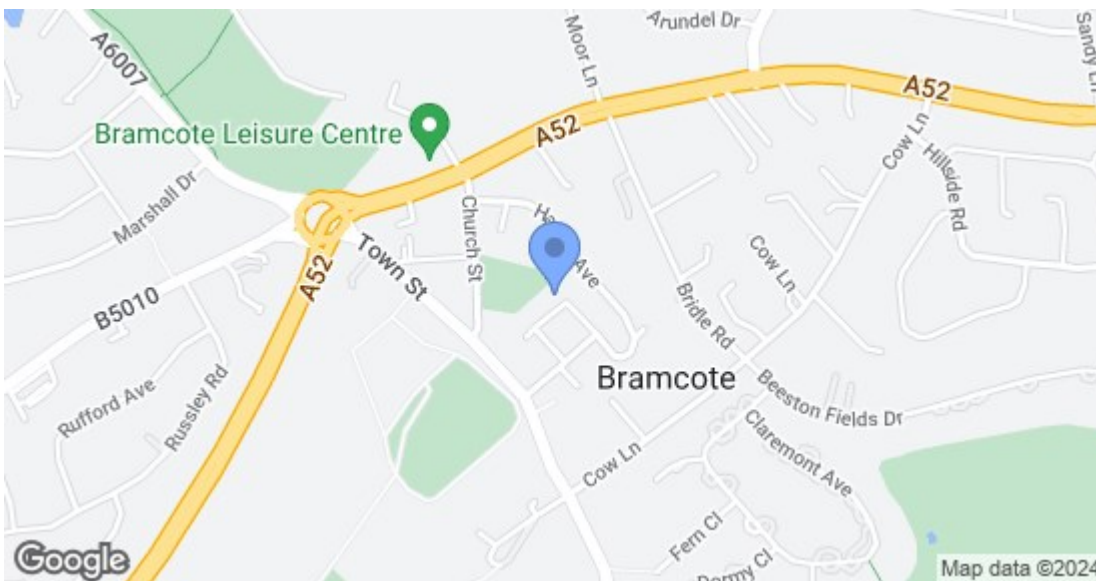
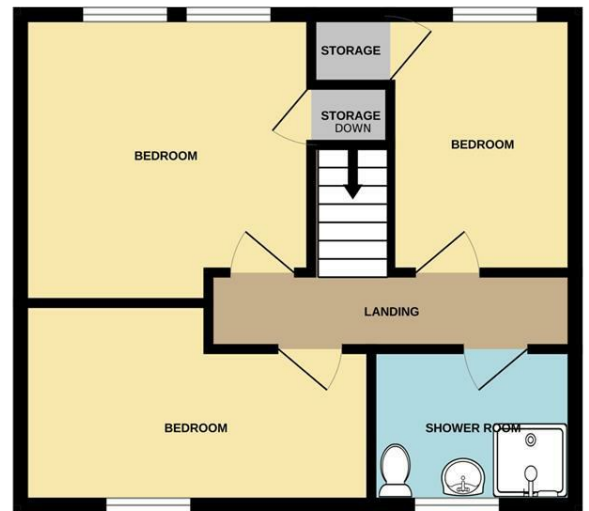
To the front of the property there is a lawned garden with

mature shrubs and paved driveway with ample off street parking. The rear is then primarily lawned with a pebbled seating area and space for a shed.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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.