



Ullswater Crescent,  
Bramcote, Nottingham  
NG9 3BE

**£400,000 Freehold**



Displaying great potential for the incoming purchaser to update and re-model to their taste and requirements, this versatile home is excellent for a family and would suit a variety of potential purchasers.

In brief, the internal accommodation comprises entrance hall, through lounge, dining room, kitchen, WC, and integral garage to the ground floor. Rising to the first floor are four good sized bedrooms, separate WC, and bathroom.

Outside, the property has a drive providing car standing with a garage beyond, and primarily lawned gardens to both the side and rear, with stocked beds and borders.

Occupying a sought-after and established residential location, conveniently placed for easy access to the centres of Beeston and Nottingham, and well placed for the A52 and M1.



## ENTRANCE

uPVC double glazed entrance door leads to porch with uPVC double glazed windows and tiled flooring. Second wooden door with flanking window leads to the hallway.

## HALLWAY

Radiator, useful understairs cupboard, cloaks cupboard and radiator.

## LOUNGE

25'1" x 11'0" increasing to 12'0" (7.67 x 3.36 increasing to 3.66)

uPVC double glazed window to the front, uPVC double glazed patio door to the rear, two radiators and a fuel effect inset electric fire.

## DINING ROOM

13'4" x 7'10" (4.07 x 2.39)

uPVC double glazed window and cupboard.

## KITCHEN

15'0" x 8'7" (4.58 x 2.62)

Fitted wall and base units, work surfacing, double sink with mixer tap, plumbing for a washing machine, Zanussi electric cooker, further appliance space, radiator, two uPVC double glazed windows, uPVC double glazed door to the exterior, useful recess storage area with fitted shelving.

## WC

WC, wash hand basin inset to vanity unit and radiator.

## INTEGRAL GARAGE

15'6" x 7'3" (4.74 x 2.22)

Electric roller door to the front, light and power.

## FIRST FLOOR LANDING

### BEDROOM ONE

13'11" x 12'0" (4.25 x 3.66)

uPVC double glazed window, radiator and fitted wardrobe.

### BEDROOM TWO

11'5" x 11'0" (3.49 x 3.36)

uPVC double glazed window and radiator.

### BEDROOM THREE

16'0" x 7'4" (4.90 x 2.24)

Two uPVC double glazed windows and radiator.

### BEDROOM FOUR

10'2" x 6'11" (3.12 x 2.11)

uPVC double glazed window and radiator.

## WC

WC and uPVC double glazed window.

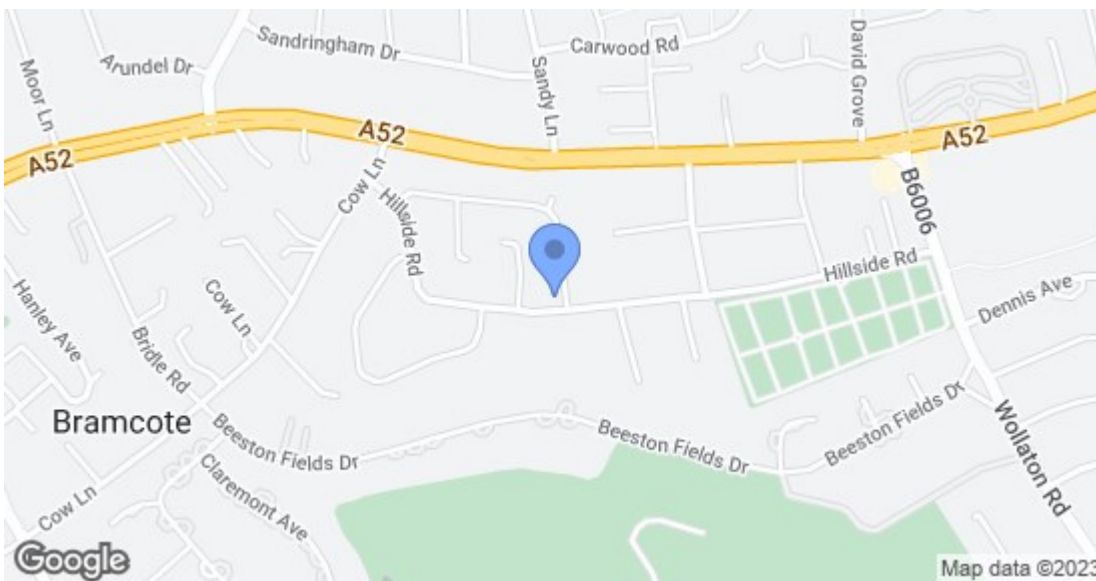
## BATHROOM

Pedestal wash hand basin, bath, part tiled walls, uPVC double glazed window, radiator, loft hatch, airing cupboard housing the boiler.

## OUTSIDE

To the front of the property there is a block paved drive with the garage beyond and primarily lawned gardens to the side and rear with gated access leading to the enclosed rear garden. To the rear the property has an enclosed and private garden which is primarily lawned with well stocked beds and borders.





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.