



Manville Close,
Bramcote, Nottingham
NG9 3GN

£225,000 Freehold



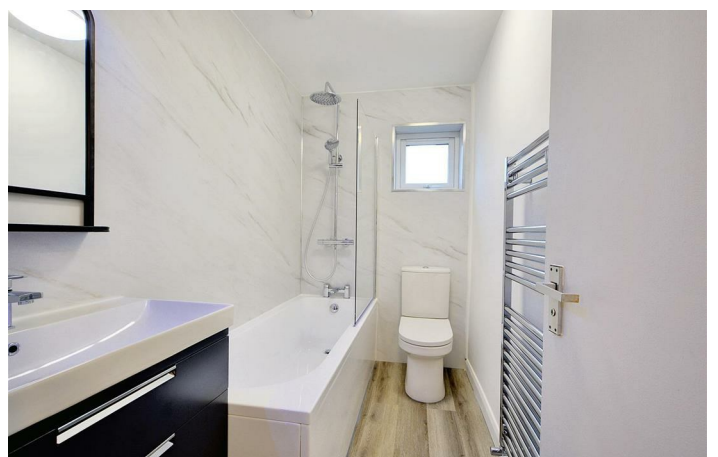
An immaculately presented, well-proportioned, two-double bedroomed semi-detached house., within catchment of excellent schools.

Having been comprehensively renovated to a high standard by the current vendor including replacement kitchen, bathroom, boiler, redecoration and floor coverings, this excellent property now offers a stylish and contemporary living space, that will appeal to a range of potential purchaser but its considered ideal for a first time buyer or investor.

In brief the bright and appealing internal living space comprises: entrance porch, sitting room, kitchen diner, then rising to the first floor are two good sized double bedrooms and a modern bathroom.

Outside the property has a drive, providing ample car standing with the garage beyond, and a low-maintenance gravel frontage, and to the rear has a primarily lawned garden with patio.

Available to the market with the benefit of chain free vacant possession and being situated in a sought-after and convenient residential location, ideally placed for transport links, local shops, schools, and a variety of other facilities.



Entrance Porch

UPVC double glazed entrance door, UPVC double glazed window to the side, radiator, and second door to the sitting room.

Sitting Room

18'8" x 12'10" (5.71m x 3.92m)

UPVC double glazed window, radiator, stairs to first floor landing, and decorative Adam-style fire surround with tiled hearth.

Kitchen Diner

12'9" x 8'11" (3.91m x 2.73m)

Modern fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer unit with mixer tap, inset electric hob with extractor fan above, inset electric oven below, plumbing for a washing machine and dishwasher, radiator, UPVC double glazed window and door, inset ceiling spotlights, wall mounted Worcester combination boiler.

First Floor Landing

With stairs rising from the ground floor and doors leading into the bathroom and two bedrooms.

Bedroom One

12'11" x 9'7" (3.95m x 2.93m)

UPVC double glazed window and radiator.

Bedroom Two

12'10" x 8'11" (3.93m x 2.74m)

UPVC double glazed window, radiator, and storage cupboard.

Bathroom

7'10" x 4'8" (2.39m x 1.43m)

With modern fittings in white comprising: low level WC, wash-hand basin inset to vanity unit, with shaver point, mirror and light above, bath with mains control over head shower and further shower handset, glazed shower screen, splashbacks, wall mounted heated towel rail, extractor fan, and UPVC double glazed window.

Outside

To the front the property has a drive providing ample car

standing, with the detached garage beyond, and gated access to the side. The property has a low maintenance frontage with gravel. To the rear the property has an enclosed garden with a patio and outside tap, lawn and fence boundaries.

Garage

17'7" x 8'3" (5.36m x 2.54m)

Up and over door to the front, pedestrian door to the side, window to the rear, light and power.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.

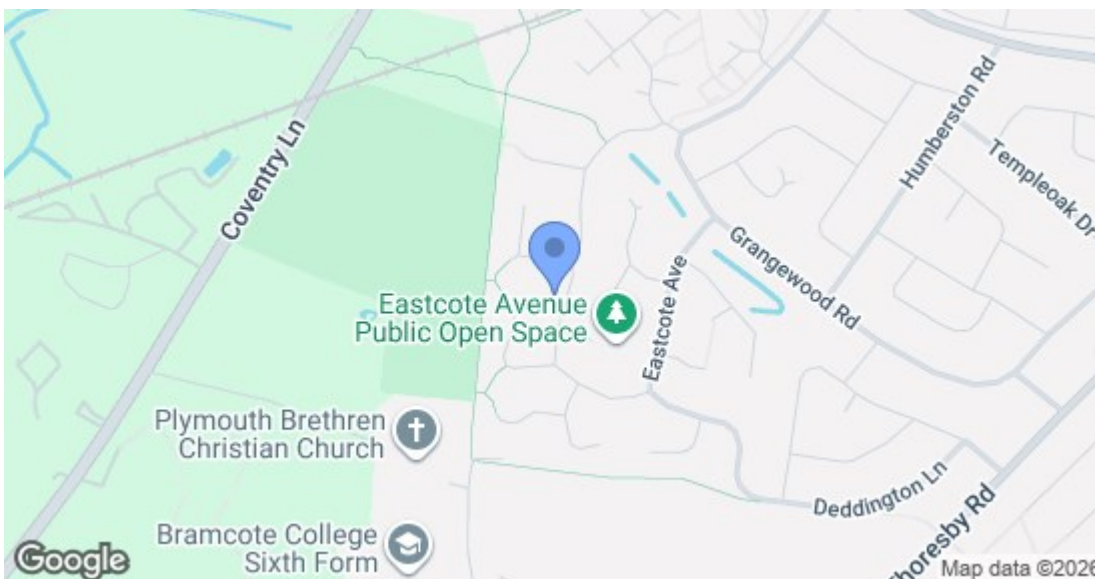


GROUND FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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