Robert Ellis

look no further...

Chesham Drive,
Bramcote, Nottingham
NG9 3FB

£220,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A neatly presented traditional two bedroom semi detached property.

Situated in a popular residential location, conveniently placed for a range of local amenities including shops, coffee shops, Bramcote Leisure Centre, schools and Bramcote Park Fields for walking. The property also provides easy access to bus routes in and around the city.

In brief, the internal accommodation comprises: Entrance porch, living room and kitchen to the ground floor. Rising to the first floor are two double bedrooms and bathroom.

To the front of the property is a low maintenance pebbled garden with hedged boundaries and a driveway. There is gated side access to the rear, this is primarily lawned with a paved seating area and fenced boundaries.

The property would make an ideal purchase for a variety of buyers including first time buyers looking to get onto the property ladder and investors looking to add to their portfolio.

Entrance Porch
With double glazed door though to a spacious entrance space.

Living Room
12'11" x 17'6" (3.942 x 5.347)
Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

Kitchen
12'11" x 9'0" (3.940 x 2.764)
With wall, base and drawer units with work surfaces over, inset sink with drainer and integrated electric oven and gas hob with extractor fan above. Space and fittings for freestanding fridge freezer, washing machine and dryer. UPVC double glazed window and door the the rear aspect.

First Floor Landing
Access to the loft hatch.

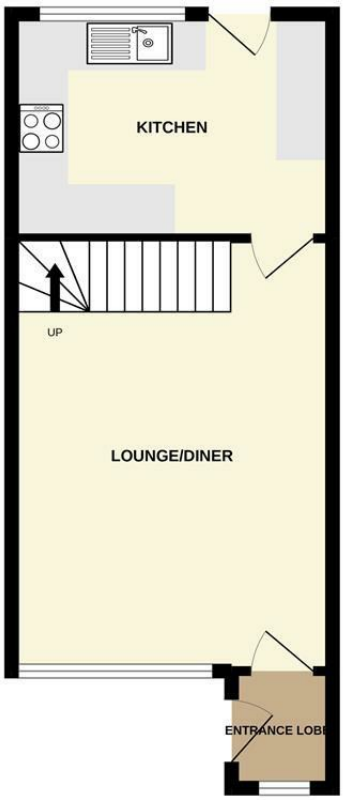
Bedroom One
12'11" x 9'6" (3.955 x 2.913)
Carpeted room with radiator and UPVC double glazed window to the front aspect.

Bedroom Two
13'0" x 8'11" (3.969 x 2.743)
Carpeted room with radiator and UPVC double glazed window to the rear aspect. Access to storage cupboard.

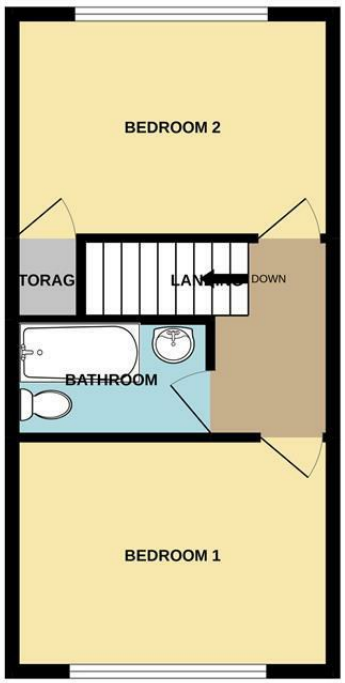
Bathroom
Incorporating a three piece suite comprising bath with electric shower above, pedestal wash hand basin and low flush WC. Towel rail and UPVC frosted double glazed window to the side aspect.

Outside
To the front of the property is a low maintenance pebbled garden with hedged boundaries and a driveway. There is gated side access to the rear, this is primarily lawned with a paved seating area and fenced boundaries.

GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.

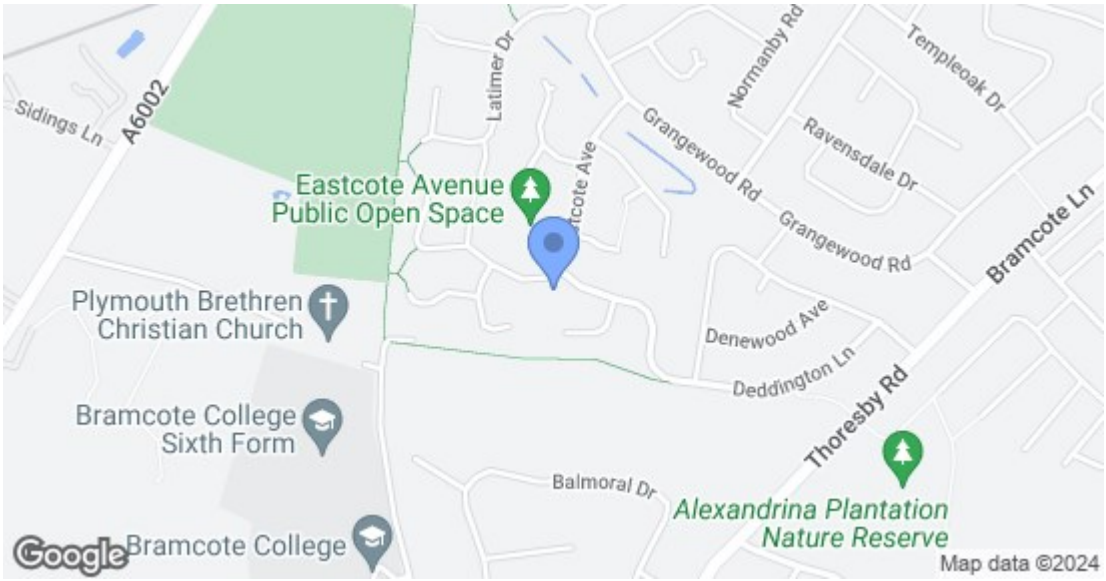


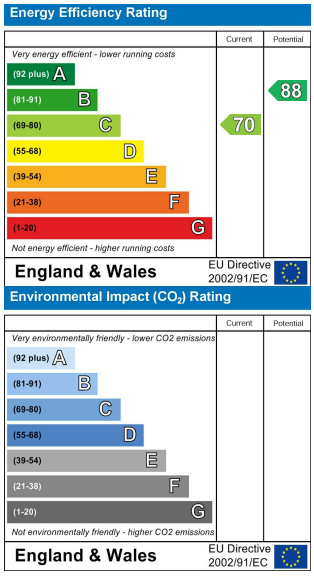
1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.2 sq.m.) approx.

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.
Made with Metropix ©2022





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888