Robert Ellis

look no further. . .

Town Street,
Bramcote, Nottingham
NG9 3HH

£285,000 Freehold

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A well presented and spacious two double bedroom detached cottage with a detached garage.

Situated in this sought-after and convenient residential location within easy reach of a range of local shops and amenities including 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, first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hall, lean to, utility room, inner hallway, kitchen, bathroom, dining room and lounge to the ground floor with two good sized double bedrooms to the first floor.

The property has gardens to all four sides with mature plants and shrubs, a raised patio seating area, ideal for entertaining, useful storage shed and a blocked paved driveway in front of the garage.

Offered to the market with the benefit of ready to move in condition, this property truly must be viewed in order to be fully appreciated.

Entrance Hallway
Entrance door to front, tiled flooring, window to the side and doors to inner hallway, utility and lean to.

Lean To
With laminate flooring and windows all around

Utility
With plumbing for a washing machine, window to the side and wall mounted Worcester Boiler.

Inner Hallway
With stairs to the first floor, window to the rear and doors to the bathroom, dining room and kitchen.

Kitchen
8'5" x 4'10" (2.57m x 1.49m)
Fitted with a range of wall, base and drawer units, work surfaces, sink with mixer tap, integrated electric oven, plumbing for a dishwasher, tiled flooring, splashbacks, windows either side and a radiator.

Bathroom
7'0" x 5'4" (2.14m x 1.65m)
Incorporating a three piece suite comprising; corner shower, wash hand basin inset to vanity unit, low level WC, tiled flooring and walls, radiator, UPVC double glazed window to the front, spot lights to ceiling and extractor fan.

Dining Room
10'3" x 9'1" (3.14m x 2.79m)
With a door to the front, UPVC double glazed window to the front, radiator, useful under stairs storage cupboard, open feature fire place and door to the lounge.

Lounge
13'0" x 12'2" (3.98m x 3.71m)
A carpeted room with UPVC double glazed window to the front and rear, gas fuel fire upon a tiled hearth and a radiator.

First Floor Landing
UPVC double glazed window to the rear and doors to the two bedrooms.

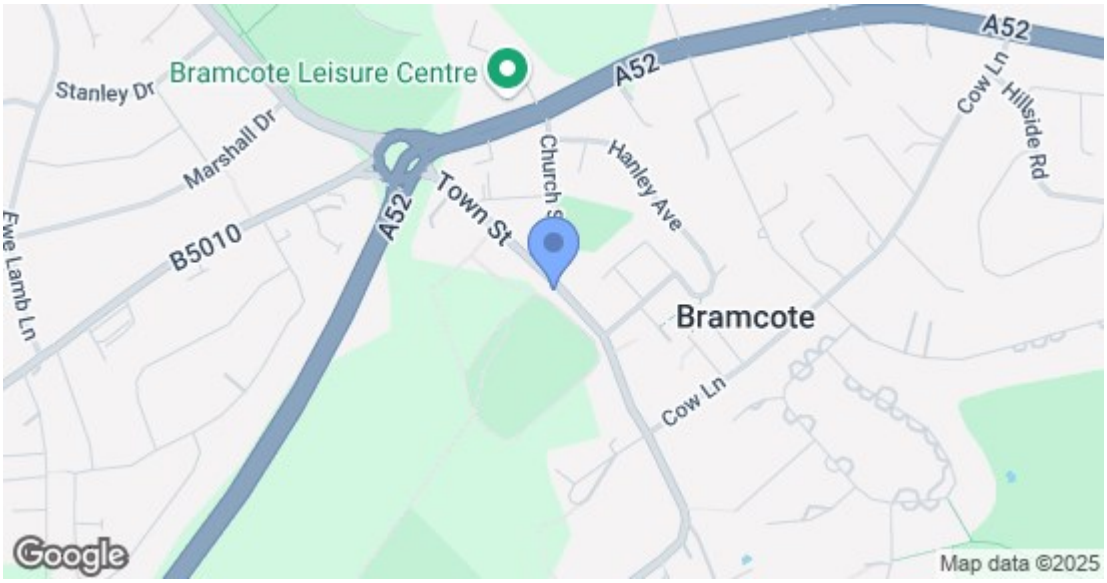
Bedroom One
13'0" x 12'3" (3.97m x 3.75m)
With laminate flooring, fitted wardrobes, UPVC double glazed window to the front and rear and radiator.

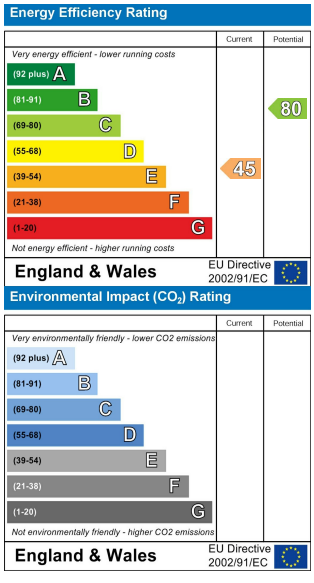
Bedroom Two
10'4" x 9'3" (3.16m x 2.84m)
With laminate flooring, UPVC double glazed window to the front and side and radiator.

Outside
The property has gardens to all four sides with mature plants and shrubs, a raised patio seating area, ideal for entertaining, useful storage shed and a blocked paved driveway in front of the garage.

Garage
22'0" x 8'9" (6.72m x 2.69m)
With power and electricity and an electric roll up garage door the front.

Council Tax Band
Broxtowe Borough Council Band C





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.

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