

Robert Ellis

look no further...



Ranmore Close,
Bramcote, Nottingham
NG9 3FR

£525,000 Freehold

0115 922 0888



/robertellisestateagent



@robertellisea



Positioned in a quiet cul-de-sac in Bramcote, you are surrounded by a wealth of local amenities including Bramcote Lane shops, public houses, healthcare facilities, restaurants, and transport links. This delightful property would be considered an ideal opportunity for a large variety of buyers including growing families or anyone looking to relocation to this popular and convenient location.

In brief the internal accommodation comprises, An entrance porch, through to a welcoming entrance hall, large open plan living and dining room, kitchen and downstairs WC. Then rising to the first floor are four well-proportioned bedrooms, bathroom and separate WC.

Outside the property to the front is a lawned garden with a paved driveway leading to an integral garage. The rear garden is primarily lawned, with mature shrubs and paved seating area.

Having been a well loved family home for a number of years, this property is offered to the market with the advantage of gas central heating, UPVC double glazed glazing throughout, and is well worthy of an early internal viewing.



Entrance Porch

UPVC double glazed entrance door through to the porch with laminate flooring.

Entrance Hall

Secondary door through to a carpeted entrance hall, with radiator and useful storage cupboard

Open Plan Lounge Diner

19'9" reducing to 11'0" x 8'7" (6.03m reducing to 3.37m x 2.64m)

A carpeted reception room, with two radiators, gas fire, UPVC double glazed windows to the front and rear aspect and UPVC double glazed sliding door to the rear garden.

Kitchen

9'6" x 8'5" (2.91m x 2.58m)

A range of wall and base units with work surfacing over and tiled splash backs, one and half bowl sink with drainer and mixer tap, inset gas hob with integrated electric oven and fridge. Space and fittings for a freestanding washing machine.

Downstairs WC

Low flush WC and wash hand basin with tiled splashback, heated towel rail and UPVC double glazed window to the front aspect.

First Floor Landing

A carpeted landing space, with radiator, UPVC double glazed window to the front aspect and access to the loft hatch.

Bedroom One

10'11" x 10'11" (3.33m x 3.33m)

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

Bedroom Two

11'4" x 10'10" (3.46m x 3.31m)

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

Bedroom Three

11'0" x 8'7" (3.37m x 2.63m)

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear garden.

Bedroom Four

8'6" x 6'10" (2.61m x 2.10m)

A carpeted single bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bathroom

Three piece suite incorporating a walk in mains powered shower, bath and wash hand basin, fully tiled walls and floor, heated towel rail and UPVC double glazed window to the rear aspect.

Separate WC

Low flush WC, fully tiled walls and flooring and UPVC double glazed window to the rear aspect.

Outside

To the front of the property is a large block paved driveway leading to the garage with lawned space and mature shrubs. The rear garden is then primarily lawned with a paved seating area and shed.

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

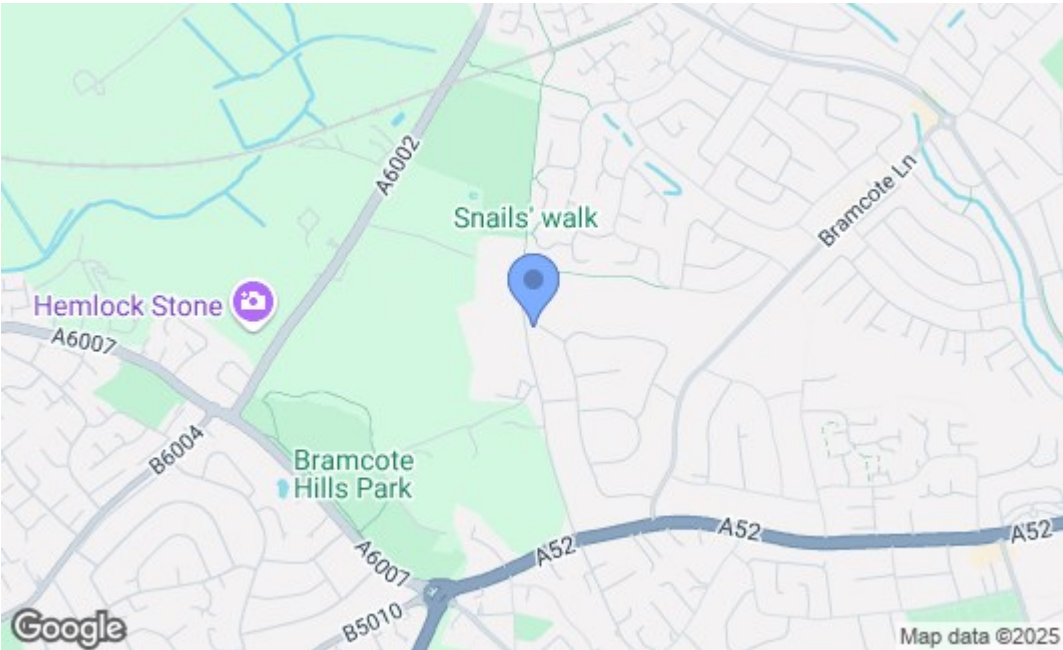
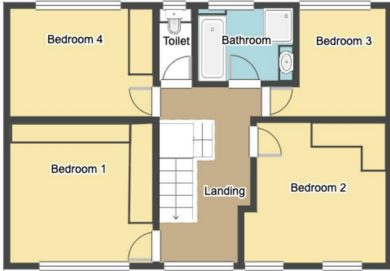
Accessibility/Adaptions: None

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.





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		
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		

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.