



Seven Oaks Crescent,  
Bramcote, Nottingham  
NG9 3FP

**£365,000 Freehold**

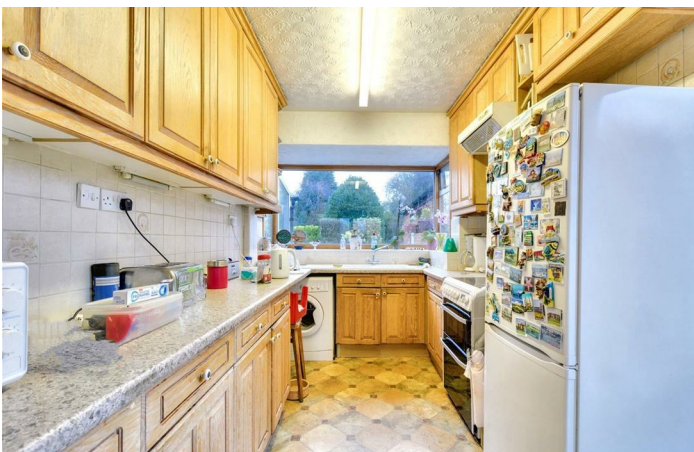


A traditionally styled and constructed three-bedroom detached house offering great potential for the incoming purchaser to update, remodel and possibly extend subject to the necessary consents.

This property is available to market with the benefit of chain free vacant possession, and is situated in an established and sought-after residential location, convenient to local primary and secondary schools.

In brief the internal accommodation comprises: entrance hall, WC, kitchen, dining room and sitting room to the ground floor, rising to the first floor are two double bedrooms, a further single bedroom, bathroom and separate WC.

Outside the property occupies a large plot with a drive providing ample car standing, with the garage beyond, and mature manicured gardens to both front and rear.



### Entrance Hall

UPVC double glazed entrance door, radiator, stairs leading to the first floor landing, and useful under stairs storage cupboard.

### WC

Fitted with a low-level WC, wall mounted wash-hand basin with tiled splashback, double glazed window, and extractor fan.

### Kitchen

11'11" x 7'5" (3.65m x 2.27m )

With a range of fitted wall and base units, work surfacing with tiled splashbacks, double sink with mixer tap, breakfast bar, plumbing for a washing machine, electric cooker, radiator, double glazed window and double glazed door to the exterior.

### Dining Room

12'10" x 10'10" (3.92m x 3.32m )

Radiator, and double glazed patio doors leading through to the conservatory.

### Conservatory

10'4" x 8'11" (3.17m x 2.74m )

UPVC double glazed patio doors and windows, and radiator.

### Sitting Room

13'0" x 11'10" (3.97m x 3.63m )

Double glazed window to the front, radiator, and electric fuel effect fire with tiled hearth.

### First Floor Landing

UPVC double glazed window to the side.

### Bedroom One

13'1" x 11'10" (4.01m x 3.61m )

UPVC double glazed window, radiator, and fitted wardrobe.

### Bedroom Two

12'10" x 10'9" (3.93m x 3.30m )

UPVC double glazed window, and radiator.

### Bedroom Three

6'11" x 6'5" (2.13m x 1.96m )

Double glazed window, and radiator.

### WC

Fitted with a low-level WC, and double glazed window.

### Bathroom

Fitted with a pedestal wash hand basin, bath with Mira Shower over, radiator, airing cupboard housing the hot water cylinder, fully tiled walls, and double glazed window.

### Outside

To the front, the property has a drive providing car standing, with the detached garage beyond. The property has an established front garden, with stocked beds and borders, with shrubs and trees. To the rear the property has an enclosed and generous garden, with a patio, lawn, various well stocked beds and borders, mature shrubs and trees, and a timber 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

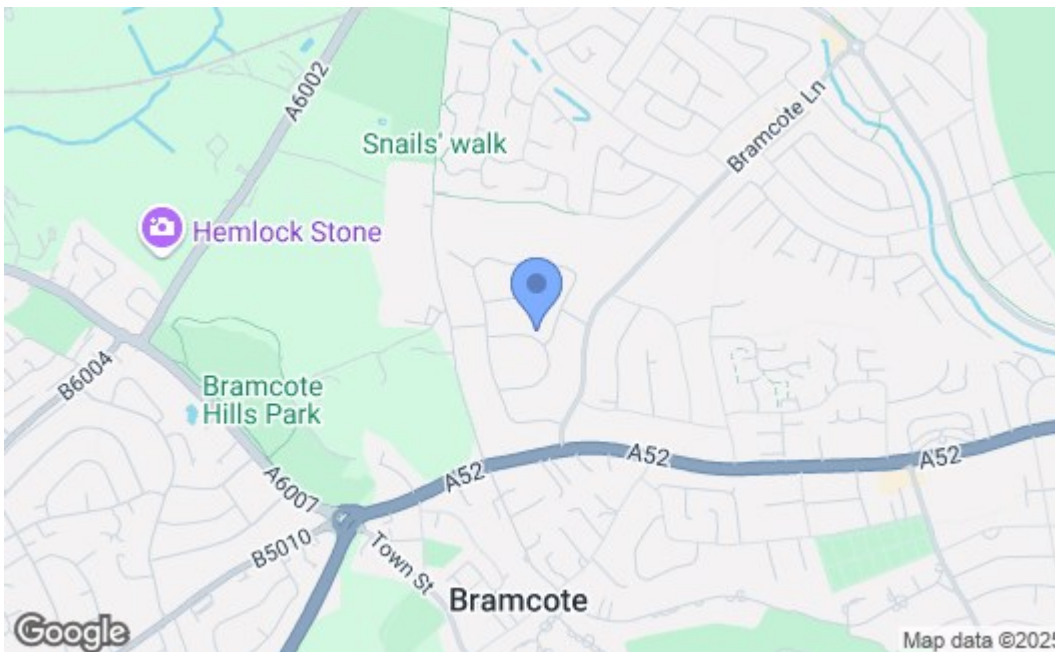
Accessibility/Adaptions: None

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			84
(81-91) B			
(69-80) C			
(55-68) D		52	
(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	

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