



Bridle Road,  
Bramcote, Nottingham  
NG9 3DH

**£450,000 Freehold**



An individual three/four bedroom chalet-style house with further annex accommodation.

Requiring some renovation though offering excellent potential for the incoming purchaser to upgrade, remodel and potentially extend subject to the necessary consents, this large and versatile property truly is a unique opportunity.

In brief the internal accommodation comprises: entrance hall, WC/shower room, large lounge, dining room/bedroom, breakfast kitchen, and sunroom, rising to floor are two further double bedrooms and the annex comprises: large lounge diner kitchen, bedroom and bathroom.

Occupying a large and private plot, with a drive providing ample car standing with a detached garage beyond, and primarily lawned gardens to both front and rear with patios, various well stocked beds and borders with shrubs and trees.

Available to the market with the benefit of chain free vacant possession and being tucked away in an enviable position within Bridle Road, this generous property will appeal to a variety of potential purchasers.



### Entrance Hallway

A recess porch shelters the UPVC double glazed entrance door leading to entrance hallway, with stairs off to the first floor landing, radiator, and under stairs cupboard.

### Shower Room

With fittings in white comprising: WC, pedestal wash-hand basin, shower cubicle with Mira shower over, fully tiled walls, radiator, and UPVC double glazed window.

### Sitting Room

18'5" x 13'10" (5.62m x 4.24m )

Two UPVC double glazed windows, two radiator, and a fuel-effect gas-fire with stone style surround, timber mantle and tiled hearth.

### Dining Room/Bedroom

10'11" x 10'4" (3.33m x 3.17m )

UPVC double glazed window, and radiator.

### Breakfast Kitchen

13'1" x 8'3" (4m x 2.54m )

Fitted wall and base unit, work surfacing with tiled splashback, breakfast bar, one and half bowl sink with mixer tap, gas hob with air filter above, inset electric oven and grill, plumbing for a washing machine, two UPVC double glazed windows, and radiator.

### Sun Room

13'2" x 7'5" maximum overall measurements (4.03m x 2.27m maximum overall measurements )

UPVC double glazed patio doors to both front and rear, UPVC double glazed window and radiator.

### First Floor Landing

UPVC double glazed window and fitted cupboard.

### Bedroom One

13'10" x 11'10" (4.24m x 3.62m )

UPVC double glazed window and radiator.

### Bedroom Two

UPVC double glazed window, radiator, and wall-mounted Ideal boiler and fitted cupboard.

### Annex Accommodation

#### Lounge Diner

15'3" x 20'10" (4.65m x 6.36m )

Four UPVC double glazed windows, two radiators, fuel-effect gas fire with Adam style surround.

#### Bedroom

11'10" x 9'10" (3.63m x 3.01m )

Two UPVC double glazed windows.

### Bathroom

Fitted with a WC, wash-hand basin inset to vanity unit, bath, wall-mounted heated towel rail, UPVC double glazed windows, and airing cupboard housing the hot water cylinder.

### Kitchen

15'3" x 7'4" (4.67m x 2.25m )

Fitted base units, work surfacing with tiled splashbacks, single sink and drainer with mixer tap, gas cooker, radiator, two UPVC double glazed windows, UPVC double glazed door to the exterior.

### Outside

The property has mature hedge boundary, providing excellent privacy and is accessed via a drive which leads along side of the property, providing ample car standing with the detached garage beyond. To the front the property has a primarily lawned garden with stocked beds and borders, to the rear and side the property has primarily lawned garden with outside tap, patio, further hard-standing, and court-yard style patio. The property also benefits from storage beneath the building.

### Garage

25'11" x 13'10" maximum overall measurements (7.9m x 4.23m maximum overall measurements )

UPVC double glazed pedestrian door, further up and over door and UPVC double glazed window to the side.

### NB:

Any potential purchasers should note that the annex has a separate council tax band. (Band A)

### 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

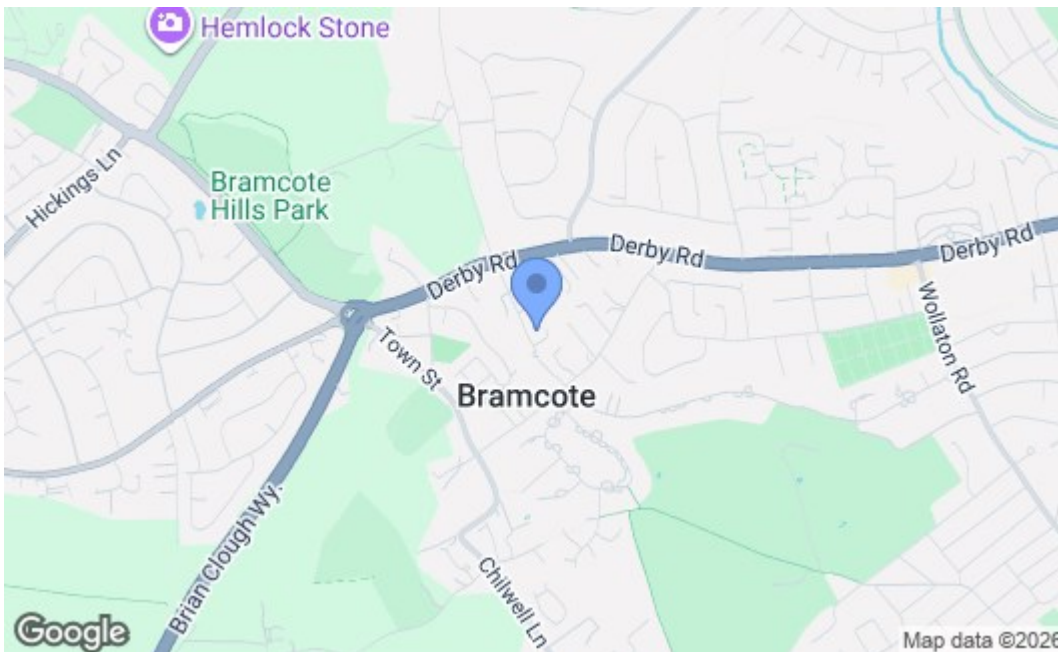
Does the property have spray foam in the loft?: No

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			70
(55-68) D		54	
(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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