Robert Ellis

look no further...

Moor Lane,
Bramcote, Nottingham
NG9 3FH

£260,000 Freehold

A spacious, detached bungalow with four double bedrooms and the benefit of no upward chain. This would make an ideal purchase for a large variety of buyers including anyone looking to downsize to ground floor living or families looking to live in a bungalow within a popular and convenient residential location.

Situated within Bramcote, there is the benefit of local amenities including shops, public houses, Wollaton Hall and Deer Park and the popular Foxwood Academy, Bramcote Hills Primary and secondary school and Bramcote College all within walking distance. There is also the advantage of local bus links providing easy access to Nottingham University, QMC and Nottingham city centre and sits just a short distance from Beeston Train Station for journeys further afield.

In brief, the internal accommodation comprises: Entrance Porch, Entrance Hall,
Open Plan Living/ Dining Room, Kitchen, three double bedrooms and bathroom to the ground floor. Then rising to the first floor is the fourth bedroom and separate WC.

To the outside of the property is a lawned garden to the front with mature shrubs and driveway to the side for multiple cars leading to a detached garage, with up and over door. To the rear is an enclosed garden, primarily paved with mature shrubs. The property also has the advantage of solar panels to the roof owned by the current homeowner, with 13 years remaining on the FIT agreement, this would be transferred to the purchaser.

Entrance Porch
UPVC double glazed doors to the entrance porch.

Entrance Hall
Entrance door through to spacious entrance hall, with access to under stairs storage cupboard.

Living/ Dining Room
21'4" x 17'11" (6.526 x 5.474)
Carpet room, with 3x radiator, gas fire, 2xUPVC double glazed windows to the side aspect and UPVC bay window to the front aspect.

Kitchen
10'4" x 15'9" (3.172 x 4.821)
Wall, base and draw units with work surfaces over, inset one and a half bowl sink with drainer. Integrated appliances to include electric oven and gas hob. Space and fittings for a freestanding fridge, freezer, dishwasher and washing machine.

Rear Porch
UPVC double glazed doors to both the front and rear gardens.

Bedroom One
14'2" x 12'0" (4.337 x 3.662)
Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Two/ Dining Room
12'3" x 13'0" (3.756 x 3.973)
Carpeted room, with 2x radiator, and UPVC bay window to the side aspect.

Bedroom Three
10'10" x 12'1" (3.311 x 3.684)
Carpeted room, with radiator, fitted wardrobes and UPVC door and window to the rear garden.

Bathroom
Four piece suite to include walk in mixer shower with glass shower screen, wash hand basin, bidet and WC.

Bedroom Four
11'5" x 11'3" (3.491 x 3.442)
Carpeted room, with radiator and window to the side aspect. Access to the loft room.

Separate WC
WC and wash hand basin.

Outside
A lawned garden to the front with mature shrubs and driveway to the side for multiple cars leading to a detached garage, with up and over door. To the rear is an enclosed garden, primarily paved with mature shrubs. The property also has the advantage of solar panels to the roof owned by the current homeowner, with 13 years remaining on the FIT agreement, this would be transferred to the purchaser.

Auction Details
Additional Information:
Construction Material: Standard brick. Services: TBC. Heating: Boiler, mains gas. Coverage: Broadband - Standard, Ultrafast and Superfast is available in this location. Mobile signal - O2 shows as high in this area, and EE, Three and vodafone as low. Satellite and Cable - BT, Sky and Virgin show as available in this area.

Note
Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

Draft Sales Details
These sales details are awaiting vendor approval.

Tenure:
Freehold. Vacant possession upon completion.

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

• 5% deposit (subject to a minimum of £5,000)

• Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

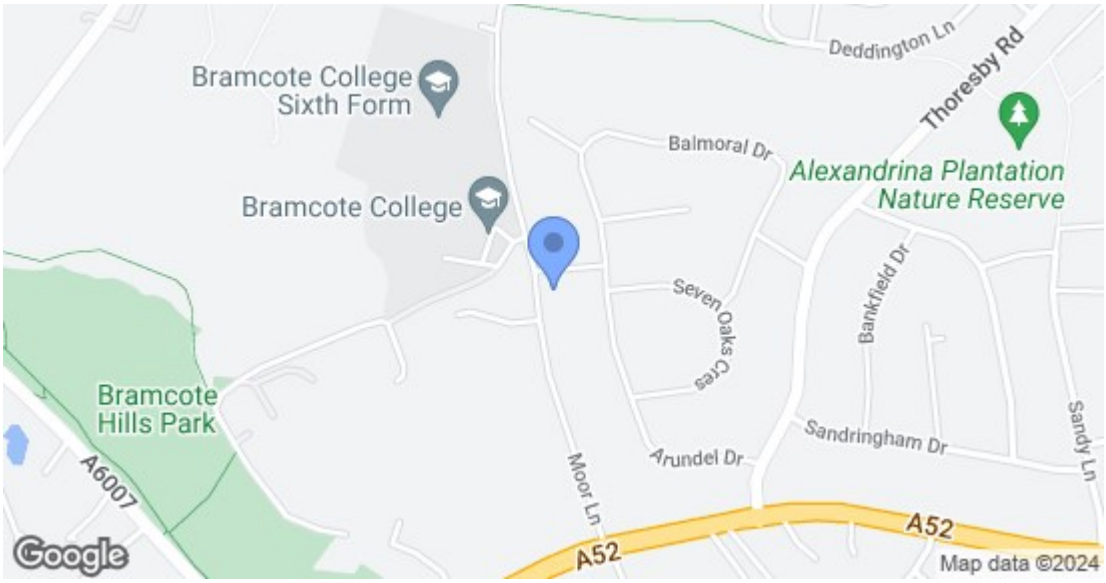
Additional Information

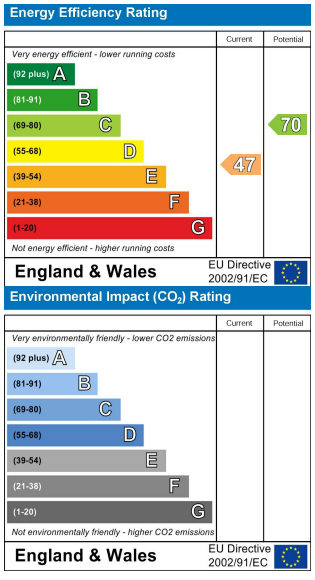
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





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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