



Longden Close  
Bramcote, Nottingham NG9 3GH

**£215,000 Freehold**

A THREE BEDROOM END OF TERRACE  
HOUSE.



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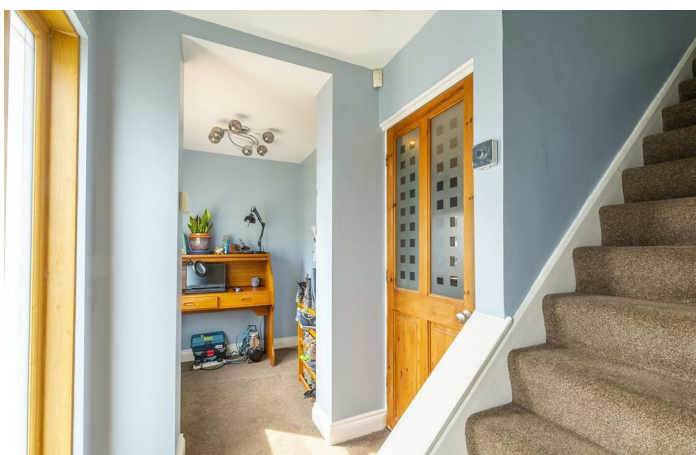
Robert Ellis are delighted to bring to the market with NO UPWARD CHAIN this three bedroom end of terrace house situated within this popular and established residential location benefitting from a generous size corner position.

With accommodation over two floors comprising entrance hall, useful study space, full front to back lounge diner and kitchen to the ground floor. The first floor landing provides access to three bedrooms and a bathroom suite.

Other benefits to the property include gas fired central heating from combination boiler, double glazing, off-street parking and generous gardens to the front, side and rear.

The property sits favourably within this popular and established residential location within a stones throw away of Bramcote Park and the Hemlock Stone. There is also easy access to good nearby schooling for all ages and fantastic transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 and the Nottingham Electric Tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home and we highly recommend an internal viewing.



### ENTRANCE HALL

5'11" x 4'9" (1.82 x 1.47)

Staircase rising to the first floor, doors to lounge and kitchen, and opening through to the study space.

### STUDY

5'6" x 4'3" (1.70 x 1.30)

Double glazed window to the front with fitted roller blind and radiator.

### DUAL ASPECT LOUNGE

20'1" x 10'5" (6.14 x 3.20)

Dual aspect, bright and airy room with double glazed window to the front, uPVC double glazed French doors opening out to the rear garden. Traditional and vertical radiator, media points and fire surround incorporating pebble effect fire.

### KITCHEN

14'0" x 12'5" (4.28 x 3.79)

Equipped with a matching range of fitted base and wall storage cupboards with granite square edge work surfacing incorporating one and a half bowl sink unit, draining board and central mixer tap, plumbing for washing machine and space for either tumble dryer or dishwasher, space for American style fridge/freezer and range style cooker with five gas ring burners, double oven beneath and extractor canopy over. Spotlights and useful understairs pantry. Wall mounted Worcester gas fired central heating combination boiler for central heating and hot water purposes, double glazed window to the rear, uPVC panel and double glazed exit door to garden, radiator and tiled floor.

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, loft access point to a semi-boarded and insulated loft space.

### BEDROOM ONE

19'4" x 9'2" (5.91 x 2.81)

A dual aspect room with double glazed windows to the front and rear and radiator.

### BEDROOM TWO

10'8" x 9'1" (3.26 x 2.78)

Double glazed window to the front overlooking the entrance to Bramcote Park, radiator and useful overstairs storage cupboard.

### BEDROOM THREE

9'11" x 7'9" (3.04 x 2.37)

Double glazed window to the rear with fitted roller blind, radiator and useful storage cupboard space.

### BATHROOM

8'5" x 4'9" (2.58 x 1.47)

Modern white three piece suite comprising bath with glass shower screen, mixer tap and mains ran shower attachment over, wash hand basin with mixer tap and storage drawer beneath and push flush WC. Fully tiled walls, wall mounted ladder towel radiator, two double glazed windows to the rear and spotlights.

### OUTSIDE

To the front of the property there is a lawned front garden with planted and decorative chipped bark borders housing a variety of mature and specimen bushes, shrubs and plants. Pedestrian gate and pathway providing access to the front entrance door and a gravel driveway providing off-street parking. From the driveway there is also a gated pedestrian access leading through to the side and rear gardens.

### SIDE AND REAR GARDENS

The paved patio area continues beyond the kitchen and French doors offering a good size entertaining space leading through to a timber storage shed and gated pedestrian access leading through to the driveway space. The rear garden offers a lawn and planted vegetable plot space ideal for growing your own or further space for a range of bushes and shrubbery. The garden is well screened by hedgerows and timber fencing to the boundary line and also offers an external water tap.

### DIRECTIONAL NOTE

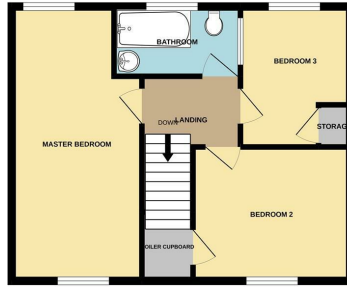
From our Stapleford Branch, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road turn right onto Hickings Lane and proceed past the entrance to the park heading in the direction of Bramcote. At the mini traffic island just after the parade of shops incorporating the Cooperative Store, turn right onto Ilkeston Road and then take the first left at the next mini traffic island onto Coventry Lane. Take the second entrance onto Longden Close on the left and the property can be found immediately on the right hand side identified by our For Sale board. Ref. 7552NH



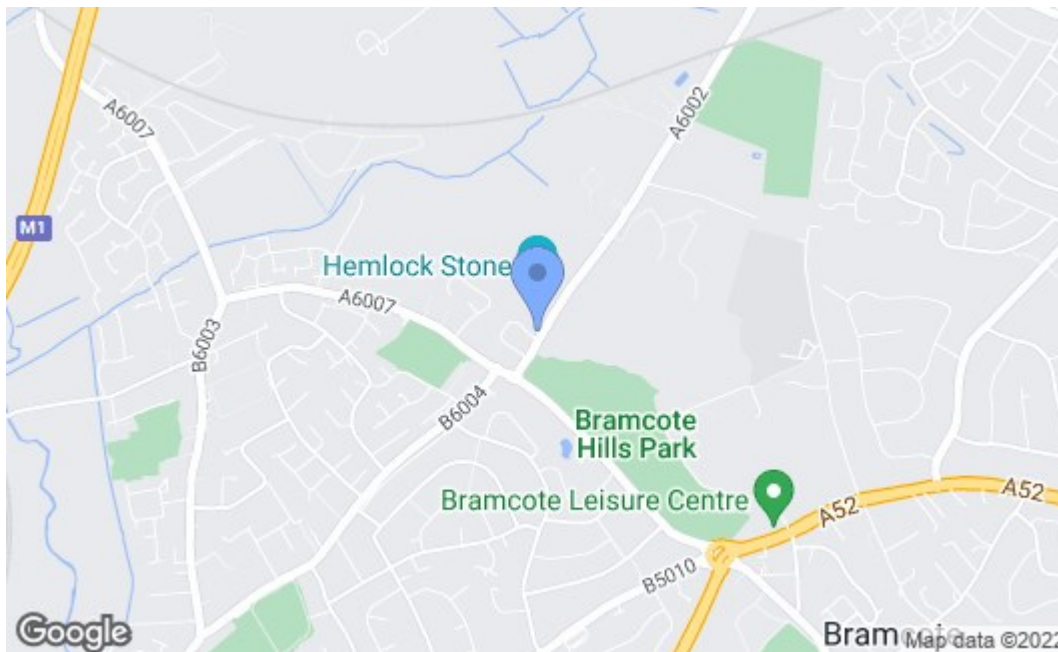
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(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	

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.