



Bramble Court
Sandiacre, Nottingham NG10 5QU

A ONE DOUBLE BEDROOM DETACHED
COACH HOUSE.

£139,950 Freehold



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND UNIQUE ONE DOUBLE BEDROOM DETACHED COACH HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

The property benefits from electric heating, allocated block paved parking space to the front, enclosed side garden and accommodation which is split over two floors with its own front entrance door.

The accommodation comprises entrance hall, useful understairs storage space and ground floor utility with the stairs then rising to the first floor. The first floor landing then provides access to a spacious double bedroom with overstairs storage space, two useful storage cupboards off the landing (one of which houses the water cylinder), open plan lounge/diner and opening through to the kitchen with three piece bathroom suite completing the accommodation.

With some imagination, there is potential to change the ground floor utility room into a second bedroom or formal study space, with moving of the integrated freezer into the kitchen space to the first floor.

The property is situated in this popular and established residential location within close proximity of nearby shopping services and amenities, as well as transport links to and from the surrounding area, such as the A52, M1 and i4 bus service.

We believe the property will ideally suit first time buyers and investors alike, with no work required and in ready to move into condition.

We highly recommend an internal viewing.



ENTRANCE HALL

9'11" x 7'4" (3.04 x 2.26)

Composite and double glazed front entrance door, Dimplex electric heater, staircase rising to the first floor with understairs storage space, telephone point, alarm control panel, double glazed window to the front (with fitted blinds), door to utility room.

UTILITY ROOM

7'4" x 7'4" (2.26 x 2.24)

Equipped with a range of matching base storage cupboards with roll top work surface over with single sink and drainer with central mixer tap and tiled splashback. Integrated freezer, plumbing for washing machine, wall mounted Dimplex electric heater, double glazed window to the rear (with fitted blinds), extractor fan. There is potential to convert into a second bedroom or study area by moving the appliances to the first floor.

FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), loft access point to a partially boarded, lit and insulated loft space, useful storage cupboard and additional airing cupboard housing the hot water cylinder. Dimplex heater. Doors to bedroom, living room and bathroom.

BEDROOM

10'11" x 10'10" (3.34 x 3.32)

Two double glazed windows to the front (with fitted blinds), wall mounted Dimplex heater, useful fitted storage cupboard with hanging space, TV and phone points.

BATHROOM

7'1" x 6'5" (2.16 x 1.96)

Modern white three piece suite comprising panel bath with gravity shower over, glass shower screen, wash hand basin with tiled splashback, push flush WC. Double glazed window to the rear (with fitted blinds), wall mounted shaver/light, extractor fan, part tiled walls, wall mounted electric bathroom towel rail.

LOUNGE/DINER

14'7" x 13'3" (4.47 x 4.04)

uPVC double glazed French doors opening out to a Juliet style balcony (with fitted blinds), TV and telephone points,

space for dining table and chairs, wall mounted electric heater and opening through to the kitchen.

KITCHEN

9'6" x 5'8" (2.92 x 1.74)

Equipped with a range of matching base and wall storage cupboards with roll top work surfaces, single sink and drainer with central mixer tap and tiled splashback, fitted four ring electric hob with extractor over and oven beneath, integrated fridge, kickboard heater, double glazed window to the rear (with fitted blinds), tile effect flooring.

OUTSIDE

To the front of the property there is a block paved single driveway providing off-street parking. There is then a paved pathway providing access to the front entrance door and side gate to an enclosed garden space. The side garden is predominantly laid with artificial lawn with an external lighting point and gated access leading back to the front.

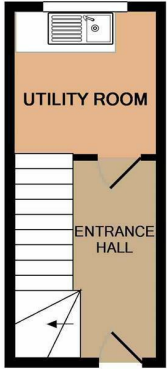
DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the railway bridge onto Station Road Sandiacre. Look for and take the second right onto Regent Street and at the end of the road, continue round to the left, turning left onto Bramble Court. Proceed to the end of the road, turning right into the cul de sac. The property can then be found tucked away in the right hand corner.

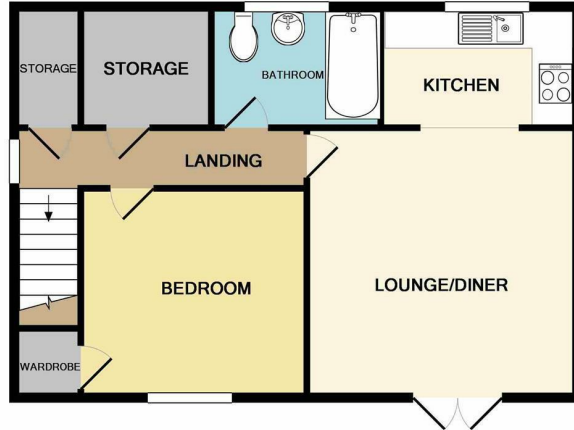
AGENTS NOTE

It is understood that the two garages below are on a 999 year lease with approximately 980 years remaining. We ask that you confirm this information with your solicitor prior to completion. The property itself is freehold with no ground rents or service charges payable.



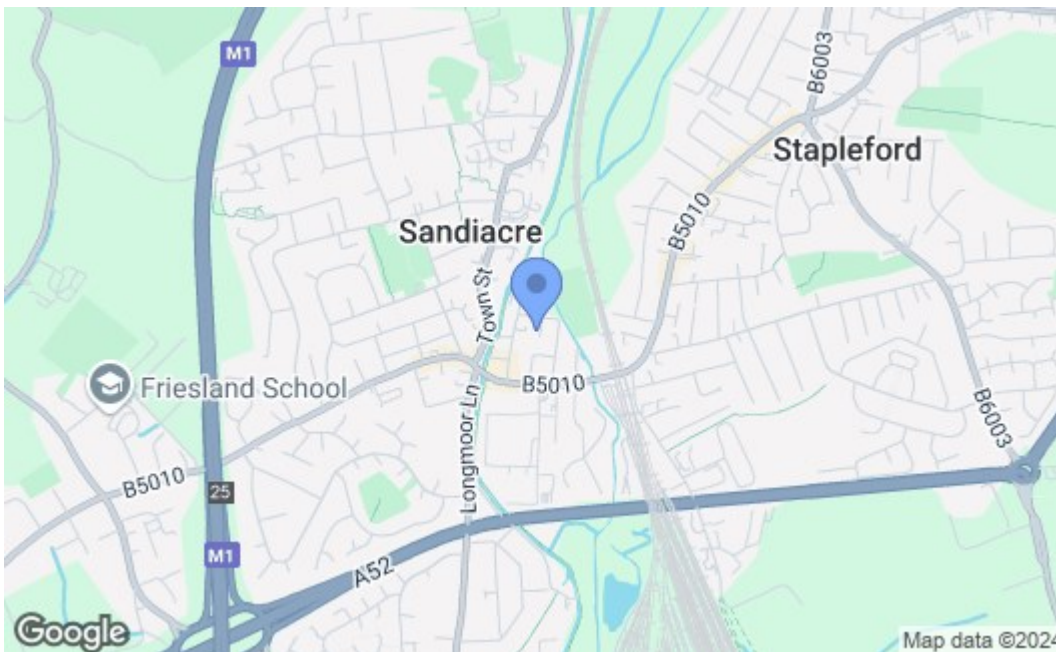


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	
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.