Robert Ellis

look no further. . .

Bembridge Court
Bramcote, Nottingham NG9 3HY

A THREE BEDROOM, NEO-GEORGIAN MID TOWN HOUSE

£225,000

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, A THREE BEDROOM, NEO-GEORGIAN MID TOWN HOUSE, SITUATED IN THIS POPULAR COURTYARD CUL DE SAC IN BRAMCOTE.

With accommodation over two floors comprising entrance hall, cloaks/w.c., living room, dining room, kitchen and conservatory to the ground floor. The first floor landing then provides access to three bedrooms and a shower room.

Externally, there is an easy to maintain garden to the front and rear the the property also benefits from a single garage in a block found at the entrance to Bembridge Court.

Other benefits to the property include gas fired central heating from a combination boiler, and Neo-Georgian style double glazing throughout.

We believe the property would suit both first time buyers or young families alike as it is situated within close proximity to excellent nearby schooling for all ages. For those needing to commute there is a variety of nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

Offered for sale with immediate vacant possession and no upward chain, we highly encourage an internal viewing.

ENTRANCE HALL
16'2" x 6'0" (4.93 x 1.84)
UPVC Neo-Georgian style double glazed front entrance door, radiator, turning staircase to first floor with useful understairs storage cupboard, coving, vinyl flooring, doors to living room and kitchen, useful meter storage cupboard, display shelving and further door to ground floor w.c.

CLOAKS/W.C.
4'11" x 2'6" (1.52 x 0.78)
Two piece suite comprising push-flush w.c. and corner wash hand basin, fully tiled walls and floor, radiator, Neo-Georgian style double glazed window to the front.

LIVING ROOM
16'2" x 11'3" (4.93 x 3.45)
Neo-Georgian style double glazed bow window to the front, radiator, vinyl floor covering to match the hall, wall light points, coving, ceiling rose, feature fire surround incorporating coal effect fire, media points, wall mounted t.v. bracket and Georgian style double doors to dining room.

DINING ROOM
10'4" x 9'8" (3.15 x 2.95)
Sliding double glazed Georgian style patio doors opening out to the conservatory, radiator, coving, ceiling rose, t.v. point and vinyl flooring to match the living room. Georgian style glazed door to kitchen.

KITCHEN
10'3" x 7'8" (3.13 x 2.36)
Equipped with a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating 1½ bowl sink unit with draining board and central pull-out spray hose mixer tap, fitted four ring hob with extractor over and double oven beneath, integrated fridge and freezer, integrated Neff dishwasher and Indesit washing machine, Glass fronted crockery cupboards, tiled floor, spotlights UPVC Georgian style window and matching double glazed door opening through to the conservatory to the rear. Radiator and further Georgian style panel and glazed door back to the hallway.

CONSERVATORY
16'4" x 8'5" (5 x 2.58)
Brick and double glazed construction with sloping polycarbonate roof, UPVC panel and double glazed door to the garden, two wall mounted heaters, wall light points and tiled floor.

FIRST FLOOR LANDING
Boiler cupboard housing the gas fired central heating combination boiler, coving, loft access point and doors to all bedrooms and bathroom.

BEDROOM 1
11'8" x 10'0" (3.58 x 3.07)
Georgian style UPVC double glazed window to the front, radiator, coving, wall light points and a range of inbuilt wardrobes fitted to one wall.

BEDROOM 2
11'1" x 10'8" (3.4 x 3.26)
Georgian style UPVC double glazed window to the rear, radiator, coving, wall light points and a range of inbuilt wardrobes fitted to one wall.

BEDROOM 3
8'10" x 7'4" (2.71 x 2.26)
Georgian style UPVC double glazed window to the front and radiator.

BATHROOM
6'3" x 6'1" (1.92 x 1.87)
Modern white three piece suite comprising panel bath with glass shower screen and Mira Jump electric shower over, wash hand basin with mixer tap and push-flush w.c. Fully tiled walls and floor, Georgian style double glazed window to the rear, useful tiled shelving area, spotlights and heated chrome ladder towel radiator.

OUTSIDE
To the front, the garden is designed for ease of maintenance, being predominantly paved with gravel inserts and borders housing a variety of mature bushes and shrubbery. The rear garden is bounded by timber fencing with concrete posts and gravel boards and again is designed for each of maintenance, being predominantly paved with a range of planted bushes and shrubbery.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and continue straight over onto Nottingham Road, Stapleford. Continue along in the direction of Bramcote and continue onto Derby Road. Just prior to the post office look for and turn right onto Bembridge Court and follow the close to the end, turning right and entering through the archway and double gates. The property can then be found on the left hand side, identified by our For Sale Board.

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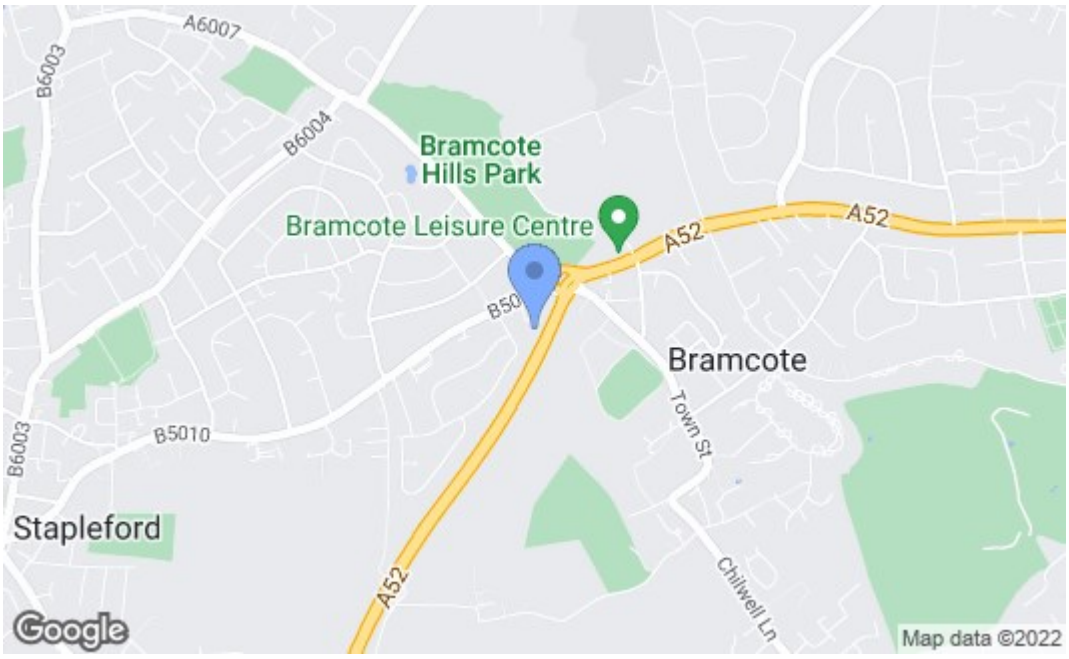

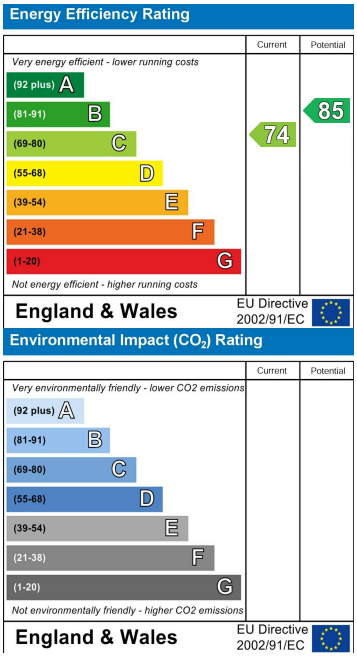

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.