Robert Ellis

look no further. . .

Margarets Court
Bramcote, Nottingham NG9 3HX

A PARTICULARLY DECEPTIVE, THREE BEDROOM MID TOWN HOUSE

£229,950 Freehold

0115 949 0044

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A PARTICULARLY DECEPTIVE, THREE BEDROOM MID TOWN HOUSE.

Situated in a small courtyard style development of similar houses, within this highly regarded residential suburb, great for families and commuters alike.

Bramcote is a prime residential suburb, with local amenities including schools, large open spaces and parks, post office, farm shop and fantastic transport links, the property being a short walk to a bus stop, where there is a regular service linking Nottingham and Derby via Beeston, Queens Medical Centre and Nottingham University. The A52 is a few minutes drive away which connects Nottingham and Derby and Junction 25 of the M1 Motorway for further afield.

This property comes to the market with no upward chain and features including double glazing throughout, gas fired central heating served from a modern combination boiler. Driveway, integral garage (which has the potential to be converted into a habitable room subject to the relevant permissions) and there is an attractive and easy to maintain rear garden.

Ideally suited to first time buyers or young families, we recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
Double glazed front entrance door and door to lounge/dining room.

LOUNGE/DINING ROOM
21'2" x 11'10" (6.47 x 3.62)
Staircase leading to the first floor, gas fire, two radiators, double glazed windows to the front and rear. Door to kitchen

KITCHEN
10'7" x 7'8" (3.23 x 2.35)
Incorporating a range of modern fitted wall, base and drawer units with roll edge work surfacing and stainless steel sink unit with single drainer. Gas cooker point, plumbing and space for washing machine and appliance space. Radiator and double glazed window and door to the rear.

FIRST FLOOR LANDING
Built-in airing cupboard with gas combination boiler (for central heating and hot water.)

BEDROOM 1
12'3" x 10'1" (3.74 x 3.09)
Radiator and double glazed window to the front.

BEDROOM 2
10'8" x 10'7" (3.26 x 3.23)
Radiator and double glazed window to the rear.

BEDROOM 3
12'10" x 7'10" (3.93 x 2.41)
Built-in cupboard, radiator and double glazed window to the rear.

BATHROOM
8'0" x 7'3" (2.46 x 2.23)
Currently designed as a wet room with wash hand basin, low flush w.c. and shower area with electric shower. Heated towel rail and double glazed window.

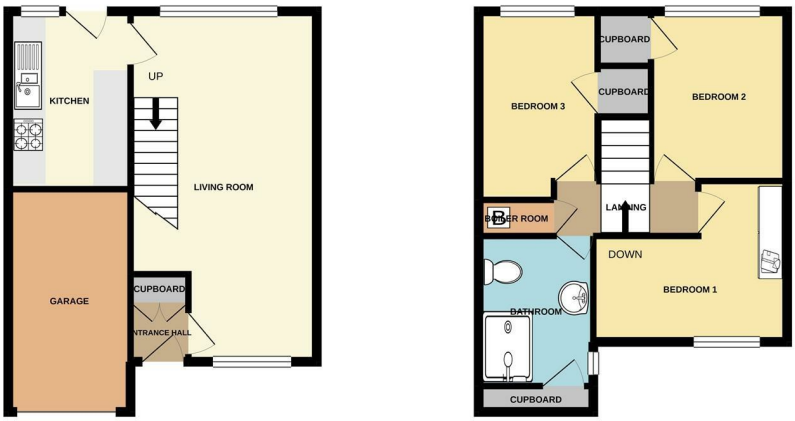
OUTSIDE
Partially open front garden, driveway providing off-street parking leading to integral single garage with up and over door, light and power. The rear garden is enclosed and attractively landscaped with ease of maintenance in mind incorporating ornamental paving and bedding. There is a gated pedestrian walk-way leading to the front of the property.

DIRECTIONAL NOTE
From the A52 junction in Bramcote with the 'Sherwin Arms' proceed towards Stapleford on Derby Road. Turn third left onto Margarets Court, bearing right where the property can be found on the right hand side, identified by our For Sale Board.

Ref: 7305ps

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) approx.

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 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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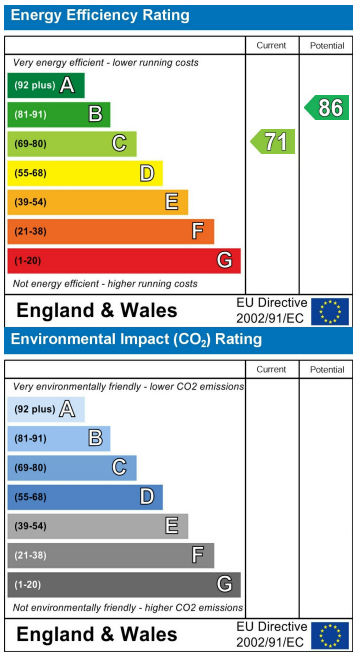

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044