Robert Ellis

*look no further. . .*







Rufford Avenue
Bramcote, Nottingham NG9 3JH

A TOTALLY RENOVATED & EXTREMELY WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

**£325,000 Freehold**




ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND TOTAL RENOVATED TWO BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

With single level accommodation comprising entrance porch leading through to a spacious breakfast dining kitchen, generous living room, inner lobby, two double bedrooms, shower room and full width conservatory.

The property benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, garage with electric roller door, power and lighting, and an enclosed landscaped level lying garden plot to the rear.

The property is situated in this popular and established residential location within easy reach of the A52 corridor providing links to Junction 25 of the M1 motorway and the Nottingham electric tram terminus at Bardills roundabout.

The property sits within walking distance of the i4 bus route, as well as nearby shops, services and amenities in the neighbouring towns of Stapleford and Beeston.

Being on a level lying plot from front to back, the property will make an ideal downsize or retirement property and given the fact that the property has been renovated to a high standard throughout, the property is in a ready to move into condition.

We highly recommend an internal viewing.





## PORCH
8'10" x 4'10" (2.70 x 1.48)
uPVC panel and double glazed front entrance door with double glazed windows to both the front and the side, panelling to dado height, coat pegs, double power point, tiled floor. Further uPVC panel and double glazed door and window leads through to the dining kitchen.

## LIVING ROOM
19'6" x 11'8" (5.96 x 3.58)
Double glazed picture window to the front (with fitted blinds), coving to the ceiling, two radiators, media points, central chimney breast incorporating an Adam-style marble surround and matching hearth with inset coal effect fire.

## DINING KITCHEN
16'8" x 11'5" (5.09 x 3.48)
Recently re-fitted matching range of fitted soft-closing base and wall storage cupboards and drawers, with square edge laminate work surfacing incorporating porcelain one and half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with Zanussi extractor fan over and Bosch fitted electric oven beneath. Freestanding Bosch fridge/freezer, Hotpoint washing machine and slimline dishwasher (all including within the sale). Ample space for dining table and chairs, tiled flooring, uPVC double glazed exit door, useful storage with power point. Doors leading through to the inner lobby and into the living room.

## INNER HALLWAY
6'7" x 4'11" (2.02 x 1.52)
Radiator, doors leading through to the kitchen, both bedrooms and shower room. Boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes. Loft access point with aluminium loft ladders to a boarded, lit and insulated loft space.

## BEDROOM ONE
13'10" x 10'6" (4.24 x 3.21)
Double glazed window to the rear (with fitted blinds), radiator, fitted double wardrobe, coving.

## BEDROOM TWO
10'0" x 9'10" (3.07 x 3.01)
Radiator, coving, fitted double wardrobe, uPVC double glazed window and matching double glazed door opening out into the conservatory.

## SHOWER ROOM
6'10" x 6'5" (2.10 x 1.98)
Modern (recently re-fitted) three piece suite comprising walk-in tiled shower cubicle with Triton electric shower, glass screen and folding glass shower door, wash hand basin, push flush WC. Tiling to the walls, tile effect vinyl flooring, chrome ladder towel radiator, extractor fan, double glazed window to the side (with fitted roller blind).

## CONSERVATORY
22'8" x 6'9" (6.91 x 2.08)
Brick and double glazed construction with sloping polycarbonate ceiling, radiator, wall light points, double glazed windows to the side and rear, double glazed French doors opening out to the rear garden.

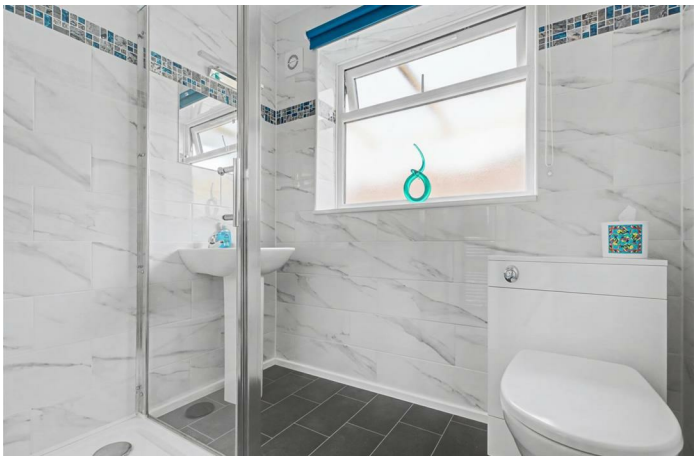
## OUTSIDE
To the front of the property, there is a lowered kerb entry point to a block paved driveway providing off-street parking which in turn leads to the garage via the electric roller door. The front garden is designed for straightforward maintenance with decorative gravel stones and planted borders housing a variety of bushes and shrubbery. Pedestrian gated access leads down the left hand side of the property into the rear garden.

## TO THE REAR
Down the side, there is a covered lean-to seating area which provides access to the rear of the garage via its own uPVC double glazed entrance door. Down the side of the property there is an external water tap and lighting point, raised sleeper beds housing a variety of decorative gravel stone chippings whilst also providing the base for a timber storage garden shed. The side then opens out to the rear garden which offers a block paved pathway/seating area leading onto an additional slab patio surrounded by a recently laid landscaped garden lawn. The garden is enclosed by timber fencing with concrete gravel boards to the boundary lines offering privacy and security from the neighbouring houses and the garden is designed for straightforward maintenance with decorative gravel stone chippings.

## GARAGE
16'0" x 8'1" (4.89 x 2.47)
Electrically operated roller garage door to the front, uPVC double glazed personal access door to the rear, power and lighting points. Freestanding tumble dryer (included within the sale), worktop space above.

## DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Head in the direction of Bramcote, passing the "Welcome to Bramcote" street sign. Take an eventual right hand turn onto Russley Road and then take the first right onto Rufford Avenue. The property can then be found on the left hand side, identified by our For Sale board.







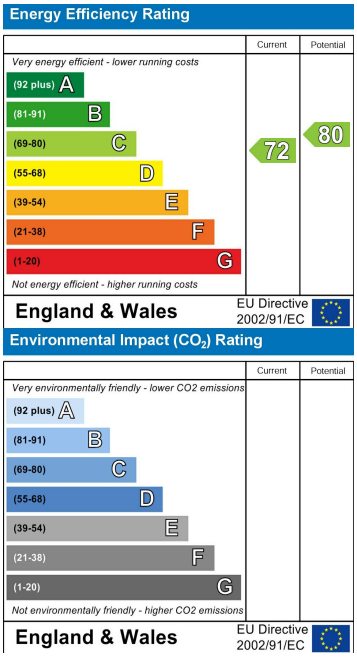













These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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