Robert Ellis

look no further. . .

Bembridge Court
Bramcote, Nottingham NG9 3HY

A NEO-GEORGIAN THREE BEDROOM END TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£245,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS NEO-GEORGIAN THREE BEDROOM END TOWN HOUSE SITUATED IN THIS QUIET AND RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, living room, dining room and kitchen. The first floor landing then provides access to a shower room and three bedrooms.

The property also benefits from gas fired central heating from a combination boiler, double glazing, enclosed garden and garage in a block.

The property sits favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For families, there is also easy access to a vast array of open space nearby such as Hemlock Stone, Ilkeston Road recreations ground and Bramcote Park.

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

ENTRANCE HALL
16'3" x 6'0" (4.96 x 1.85)
Georgian-style uPVC panel and double glazed front entrance door, staircase rising to the first floor with decorative open spindle balustrade, coving, radiator with shelving above. Doors to WC, kitchen and living room. Useful understairs storage cupboard, alarm control panel. Useful double storage cupboard to the bottom of the stairs, display shelving.

WC
4'11" x 2'9" (1.52 x 0.84)
Two piece suite comprising push flush WC, corner wash hand basin with mixer tap and tiled splashbacks. Georgian-style double glazed window to the side, radiator, coving.

LOUNGE
17'4" x 11'4" (5.29 x 3.46)
Georgian-style double glazed bow window to the front, radiator, coving, media points, central chimney breast with gas fire, Georgian-style double doors to dining room.

DINING ROOM
10'3" x 9'7" (3.13 x 2.94)
Georgian-style uPVC double glazed French doors opening out to the rear garden, radiator, coving, double doors back to the living room. Door to kitchen.

KITCHEN
10'2" x 7'10" (3.12 x 2.39)
A matching range of fitted base and wall storage cupboards with marble-effect roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap, fitted four ring gas hob with extractor over and double oven beneath, integrated fridge/freezer and dishwasher, freestanding plumbing for washing machine, decorative tiled splashbacks, tiled floor, radiator, Georgian-style double glazed window to the rear (with fitted roller blind), Georgian-style uPVC double glazed exit door to outside.

FIRST FLOOR LANDING
Doors to all bedrooms and shower room. Boiler cupboard housing the gas fired central heating combination boiler with useful shelving space and loft access point to an empty insulated loft space.

BEDROOM ONE
11'10" x 11'6" (3.62 x 3.53)
Georgian-style double glazed window to the front, radiator, coving, wall light points, two double fitted wardrobes with matching overhead storage cupboards.

BEDROOM TWO
11'5" x 10'9" (3.48 x 3.29)
Georgian-style double glazed window to the rear, radiator, wall light points, coving, fully fitted (to one wall) three double wardrobes with matching overhead storage cupboards.

BEDROOM THREE
9'6" x 7'4" (2.91 x 2.26)
Georgian-style double glazed window to the front, radiator, coving.

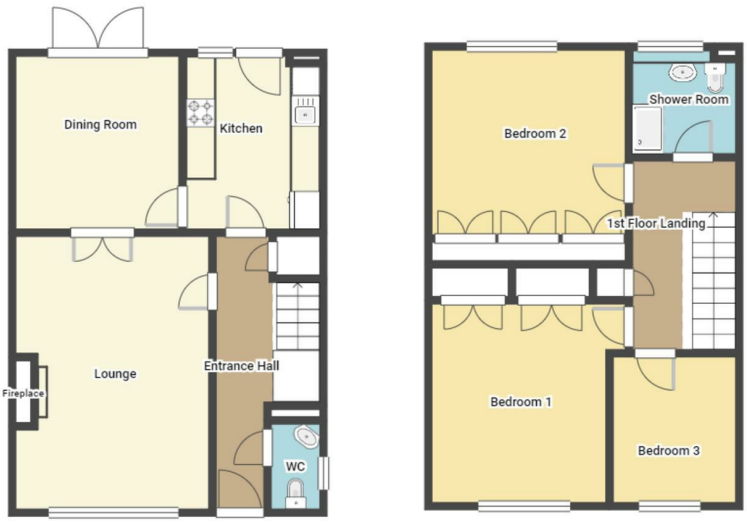
SHOWER ROOM
6'10" x 6'3" (2.10 x 1.93)
Three piece suite comprising shower cubicle with glass screen and foldaway glass door with electric shower, wash hand basin with mixer tap, push flush WC. Tiling to the walls, Georgian-style double glazed window to the rear (with fitted roller blind), chrome ladder towel radiator, wall mounted mirror fronted bathroom cabinet. Spotlights and bathroom tiled shelving.

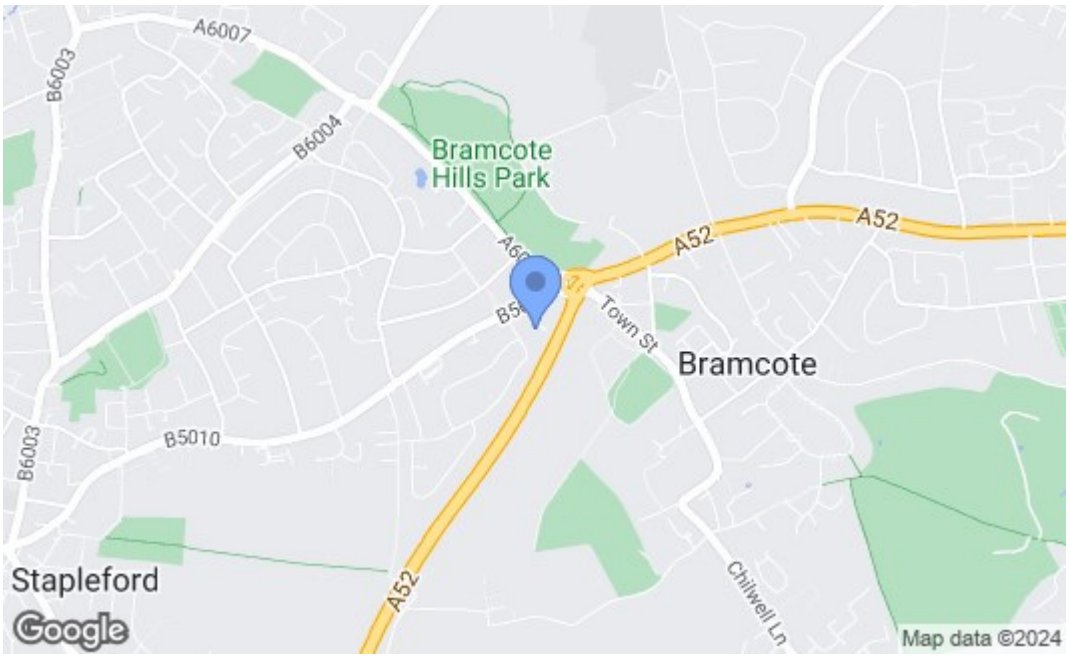
OUTSIDE
To the front of the property there is a garden lawn, decorative gravel stone chippings and pathway to front entrance door.

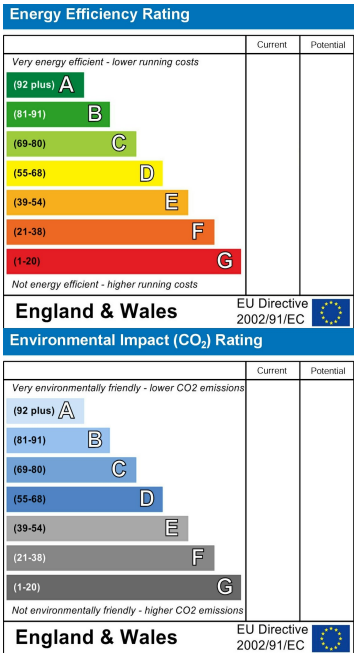
TO THE REAR
Enclosed by timber fencing to the boundary line with raised block paved style planters housing a variety of plants, bushes and shrubbery, block paved patio, additional circular decorative patio area and traditional patio slabs (making the most of the entertaining space). To the foot of the plot there is a pitched roof timber and glazed summerhouse. Within the garden there is external water tap and security light.

GARAGE IN A BLOCK
The property benefits from a single garage in a block found at the entrance to the court.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road, Stapleford. Continue past the "Welcome to Bramcote" sign onto Derby Road, Bramcote. Head in the direction of Bramcote roundabout. Prior to the roundabout and on the opposite side to the Post Office, the turning for Bembridge Court can be found. The property can be found on the right 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.