

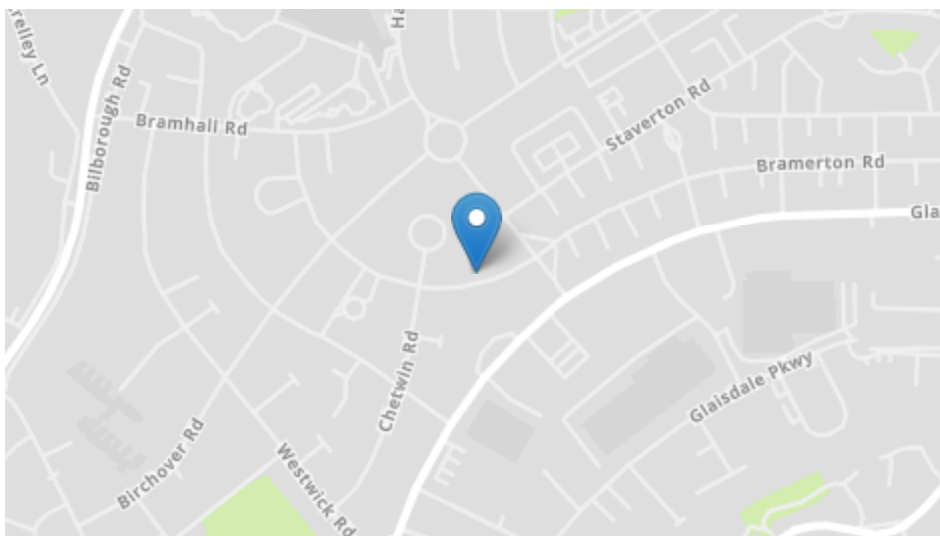
Bramerton Road, NG8 4NB

Offers Over £190,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	77
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Ample Off Road Parking
- Generous Private South Facing Rear Garden
- Popular Residential Location Close To Amenities
- Downstairs WC
- No Upward Chain

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27481449

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** NO UPWARD CHAIN *** Whether this is your 1st or 2nd purchase, down-sizing or perhaps just relocating, this spacious 3 bed semi in Bilborough could be for you. With NO UPWARD CHAIN it is just waiting for the lucky buyer to make it their own! The accommodation comprises in brief: entrance hall, lounge, dining room, kitchen with access to the lean-to and lobby to downstairs wc & storage. Upstairs, the landing to the 3 good size bedrooms and family bathroom. Outside, the rear garden is a particularly strong feature of this home and being south-facing, it is perfect for sun lovers, whilst the front provides a good amount of off street parking. Bilborough sits just outside Nottingham City Centre and whilst it enjoys great local amenities including shops, schools, leisure facilities all within walking distance, there are excellent public transport links to the city so it's no surprise why this location is so popular. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor, understairs storage, radiator and doors to the lounge and kitchen.

Lounge

4.25m x 3.23m (13' 11" x 10' 7") UPVC double glazed window to the front, radiator and feature inset real flame gas fire.

Dining Room

3.27m x 3.11m (10' 9" x 10' 2") Radiator, wood effect laminate flooring and French doors to the rear garden.

Kitchen

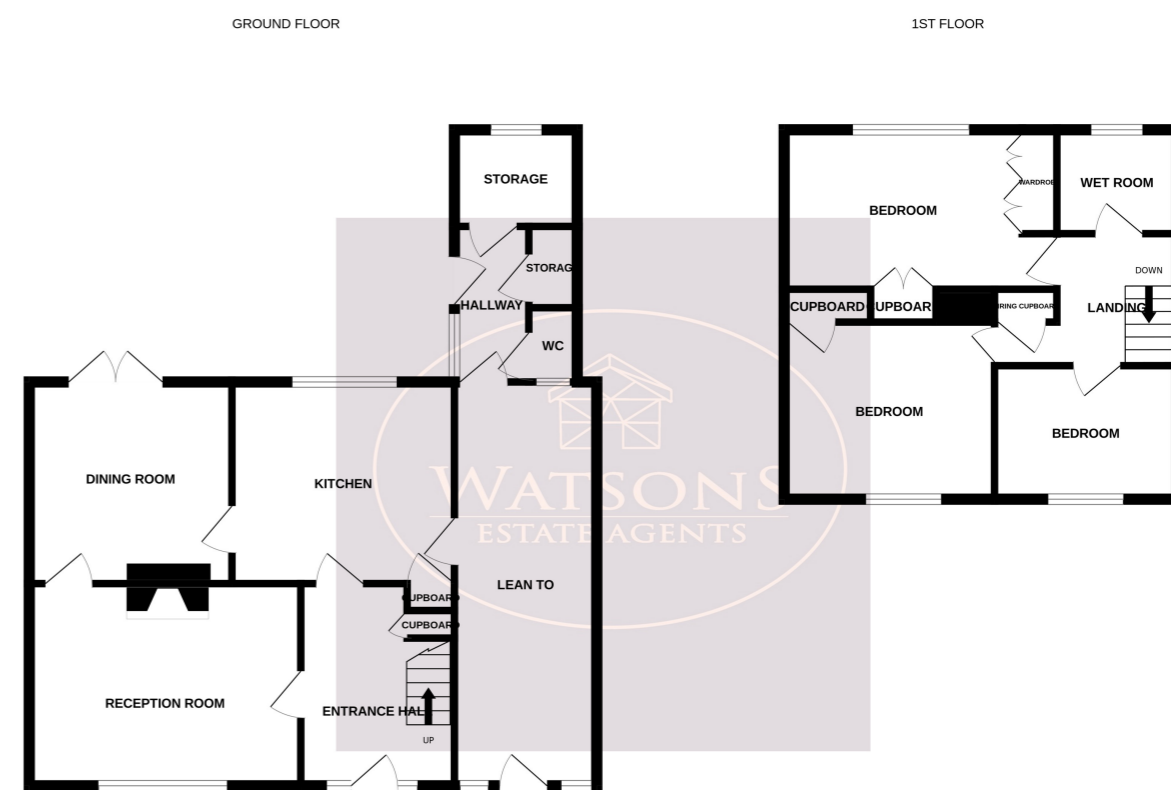
3.17m x 3.04m (10' 5" x 10' 0") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated electric oven & gas hob. Plumbing for washing machine, integrated pantry, uPVC double glazed window to the rear, door to the dining room and door to the lean to.

Lean To

Door to rear lobby.

Rear Lobby

Door to the WC, rear garden and 2 storage cupboards.



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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First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the combination boiler, access to the attic (partly boarded) and doors to all bedrooms and wet room.

Bedroom 1

4.38m x 2.9m (14' 4" x 9' 6") UPVC double glazed window to the rear, ceiling spotlights and fitted wardrobes.

Bedroom 2

3.39m x 3.09m (11' 1" x 10' 2") UPVC double glazed window to the front, built in wardrobe and radiator.

Bedroom 3

2.96m x 2.19m (9' 9" x 7' 2") UPVC double glazed window to the front and radiator.

Wet Room

3 piece suite comprising concealed cistern WC, vanity sink unit and walk in shower with mains fed shower. Radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a concrete driveway providing ample off road parking leading to the lean to measuring 6.03m x 2.26m. The generous South facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants and shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.