



**Bembridge Court**  
**Bramcote, Nottingham NG9 3HY**

**£240,000 Freehold**

A NEO GEORGIAN-STYLE THREE  
BEDROOM SEMI DETACHED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN THIS NEO GEORGIAN-STYLE THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD CUL DE SAC LOCATION.

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

The property also benefits from gas fired central heating from combination boiler located in the roof space, double glazing, generous garden space to the rear, single garage in a block situated at the end of the road.

The property is located in this quiet residential no-through road cul de sac location within close proximity of 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.

There is also easy access to good schooling for all ages nearby, open space such as Bramcote Hills Park, and shops and services in the nearby towns of Stapleford and Beeston.

The property is brought to the market with the benefit of NO UPWARD CHAIN and would make an ideal first time buy or young family home. We highly recommend an internal viewing.



### ENTRANCE HALL

17'0" x 6'1" (5.19 x 1.86)

uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor, gas meter, double storage cupboard, display shelving, telephone point. Doors to kitchen and living room, and further door to WC.

### WC

5'7" x 2'11" (1.72 x 0.90)

Modern white two piece suite comprising push flush WC and corner wash hand basin. Fully tiled walls, Georgian-style double glazed window to the front.

### LOUNGE

16'2" x 11'3" (4.94 x 3.45)

Georgian-style double glazed bow window to the front with display windowsill, central exposed brickwork chimney breast with granite hearth housing a coal effect fire, coving, wall light points, media points, double doors to dining room and door back to the hallway.

### DINING ROOM

10'2" x 9'7" (3.10 x 2.93)

Georgian-style double glazed window to the rear, radiator, coving, panel and glazed double doors back to the living room, and further door to the kitchen.

### KITCHEN

10'2" x 7'9" (3.11 x 2.38)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating four ring gas hob with extractor over and double oven beneath, plumbing for washing machine, space for full height fridge/freezer, inset one and a half bowl sink unit with draining board and central mixer tap, Georgian-style double glazed window to the rear (with fitted roller blind), matching uPVC panel and double glazed Georgian-style exit door to outside, radiator, door back to the hallway, separate door into the dining room.

### FIRST FLOOR LANDING

Decorative open spindle balustrade, useful storage cupboard with shelving. Loft access point to a insulated and boarded loft space which houses the gas fired combination boiler (for central heating and hot water purposes).

### BEDROOM ONE

12'7" x 11'4" (3.85 x 3.46)

Neo-Georgian style double glazed window to the rear overlooking the rear garden, radiator, fitted double wardrobe with matching overhead storage cupboard.

### BEDROOM TWO

12'6" x 11'4" (3.82 x 3.46)

Georgian-style double glazed window to the front, radiator, fitted double wardrobe with matching overhead storage cupboard.

### BEDROOM THREE

8'9" x 7'5" (2.67 x 2.28)

Georgian-style double glazed window to the front, radiator.

### SHOWER ROOM

6'8" x 6'5" (2.04 x 1.98)

Three piece suite comprising shower cubicle with Triton electric shower, wash hand basin, low flush WC. Partial wall tiling, Georgian-style double glazed window to the rear (with fitted roller blind), wall mounted bathroom cabinet, radiator.

### OUTSIDE

To the front of the property there is a pathway which provides access to the front entrance door, front garden lawn, side access pedestrian gate leading through to the rear garden.

### TO THE REAR

The rear garden is of a good overall proportion, ideal for families being enclosed by timber fencing to the boundary line with a good sized initial paved patio seating area. There is a generous lawn section with stepping stone pathway providing access to the foot of the plot. Shaped and planted borders housing a variety of mature bushes, shrubs, trees and plants. Situated to the foot of the plot there is a gravel patio area and timber storage shed sat on a concrete base. Within the garden there is an external lighting point, water tap and pedestrian access back to the front.

### GARAGE IN A BLOCK

The property benefits from a garage within a block at the start of the road with up and over door.

### DIRECTIONAL NOTE

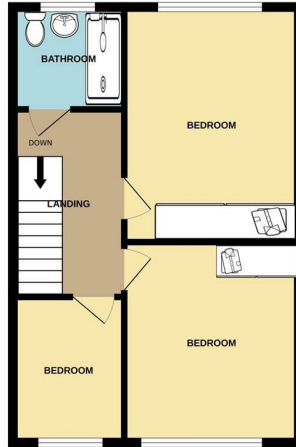
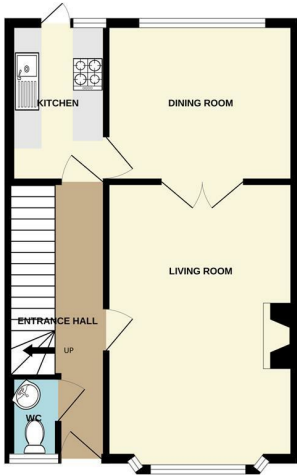
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Continue onto Derby Road, Bramcote and proceed in the direction of Bramcote island. Look for and take an eventual right hand turn (almost adjacent to the Post Office) onto Bembridge Court and follow the court to the end. Walk through the archway on the right hand side on foot and the property can be found identified by our For Sale board.



GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.