



Sloan Drive,  
Bramcote, Nottingham  
NG9 3GL

**£260,000 Freehold**



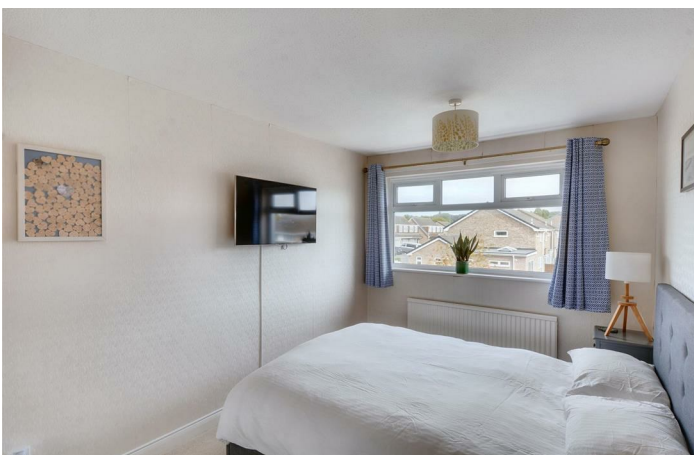
A well-presented, three-bedroom semi-detached house with a garage.

Situated in this sought-after and convenient residential location, within easy reach of a range of local shops and amenities including schools, transport links, Queens Medical Centre and the A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, and families.

In brief the internal accommodation comprises: porch, entrance hall, lounge, dining room and kitchen to the ground floor, with two good sized double bedrooms, a further single bedroom and bathroom to the first floor.

To the front of the property you will find a low maintenance gravelled area, with a concrete driveway and gated side access leading to the enclosed, well maintained sunny south facing rear garden which features a patio overlooking the lawn beyond, an area of slate chippings to the rear, stocked borders and fence boundaries.

Offered to the market with the benefit of a light and airy versatile living space, UPVC double glazing and gas central heating throughout, and ready to move in condition, this great property is well worthy of an early internal viewing.



## Porch

UPVC double glazed entrance door with flanking window and a secondary door to the entrance hall.

## Entrance Hall

With stairs to the first floor, radiator, and French doors to the lounge.

## Lounge

13'5" x 12'4" (4.11m x 3.77m )

A carpeted reception room with UPVC double glazed window to the front, radiator, gas fire with sand stone surround, useful under stair storage cupboard and opening to the dining room.

## Dining Room

10'4" x 8'3" (3.17m x 2.52m )

A carpeted reception room with UPVC double glazed window to the rear, radiator and door to the kitchen.

## Kitchen

10'4" x 7'2" (3.16m x 2.19m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with gas hob, laminate flooring, space for a fridge freezer, plumbing for a washing machine, UPVC double glazed window to the side, and UPVC double glazed door with flanking window to the rear.

## First Floor Landing

UPVC double glazed window to the side, loft hatch, and doors leading into the bathroom and three bedrooms.

## Bedroom One

13'5" x 8'7" (4.09m x 2.63m )

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

## Bedroom Two

9'3" x 9'2" (2.83m x 2.8m )

A carpeted double bedroom with UPVC double glazed window to the rear and airing cupboard housing the hot water cylinder.

## Bedroom Three

10'4" x 6'8" (3.16m x 2.05m )

A carpeted bedroom with built in wardrobe, UPVC double glazed window to the front and radiator.

## Bathroom

Incorporating a three piece suite comprising: panelled bath with shower over, wash hand basin inset to vanity unit, low level WC, tiled walls, vinyl flooring, heated towel rail and UPVC double glazed window to the rear.

## Outside

To the front of the property you will find a low maintenance gravelled area, with a concrete driveway and gated side access leading to the enclosed, well maintained sunny south facing rear garden which features a patio overlooking the lawn beyond, an area of slate chippings to the rear, stocked borders and fence boundaries.

## Garage

17'6" x 8'3" (5.35m x 2.54m )

With an up and over garage door to the front, window to side and pedestrian door to the side.

## Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

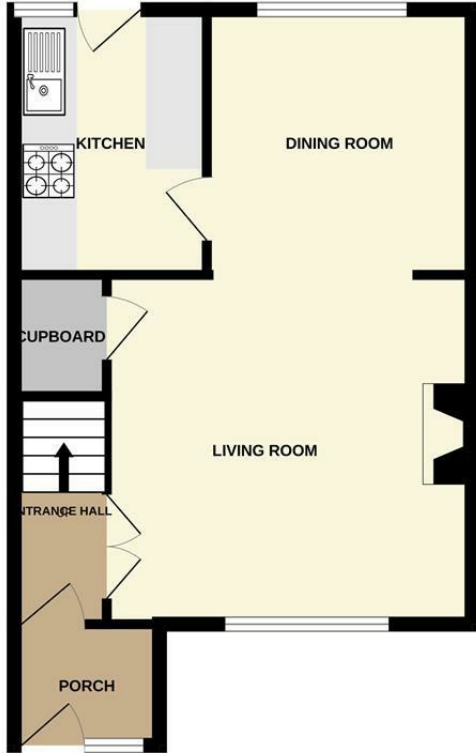
Has the Property Flooded?: No

## Disclaimer:

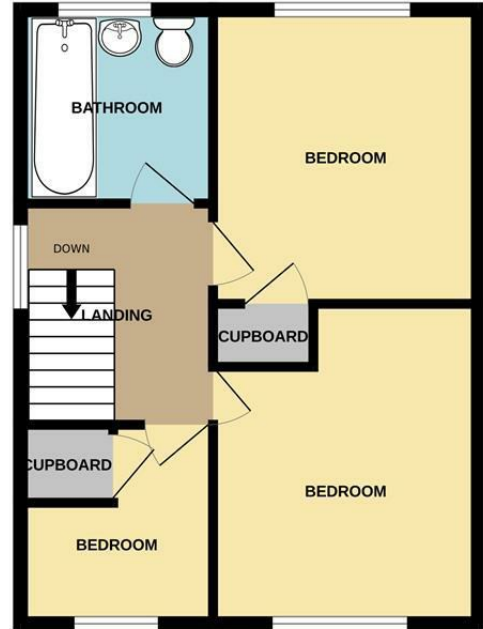
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



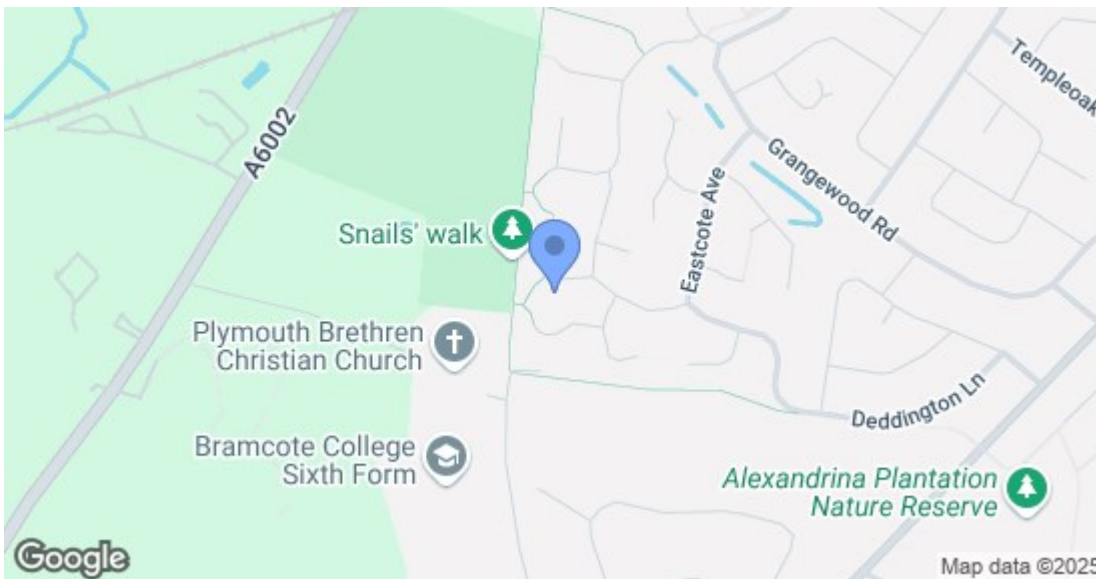
GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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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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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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