



Park Road
Bramcote, Nottingham NG9 3LA

Offers Over £300,000 Freehold

A TRADITIONAL THREE BEDROOM
DETACHED HOUSE.



Situated in this highly regarded residential suburb can be found this traditional three bedroom detached house.

This is the first time this property has come to the market in a generation. Whilst benefitting from central heating and double glazing, the property does require some modernisation and improvement, offering great potential for buyers to put their own mark upon it and possibly extend to make into a fantastic long term family home.

The property enjoys a good size garden plot with driveway providing a good level of off-street parking leading to a garage and mature, particularly private rear gardens. Park Road is a quiet residential street within Bramcote, a great location for families and commuters alike. Schools for all ages are within easy reach, as is open space, award winning parks, and a leisure centre. There is a regular bus service within walking distance and the A52 is a short drive away providing direct access to Nottingham, Derby, Beeston, QMC and Junction 25 of the M1 motorway.

Offered for sale with NO CHAIN, viewing is highly recommended to fully appreciate the potential on offer.



ENTRANCE HALL

Front entrance door, window, radiator, stairs to the first floor.

THROUGH LOUNGE DINER

27'3" x 12'0" reducing to 10'11" (8.33 x 3.66 reducing to 3.35)

Originally two rooms and currently open through to make a light and airy reception space with two radiators, double glazed bay window to the front and double glazed window.

KITCHEN

10'4" x 6'10" (3.17 x 2.10)

Wall and base units with work surfacing, stainless steel sink unit with single drainer. Cooker point, plumbing for washing machine and appliance space. Understairs store cupboard, double glazed window. Open to rear lobby with rear exit door and cupboard housing gas boiler (for central heating and hot water).

FIRST FLOOR LANDING

Double glazed window, doors to bedrooms, bathroom and WC.

BEDROOM ONE

13'3" x 9'11" (4.06 x 3.03)

Radiator, double glazed bay window to the front.

BEDROOM TWO

13'8" x 9'0" to wardrobes (4.17 x 2.75 to wardrobes)

Currently fitted with wardrobes to one wall, radiator, double glazed window to the rear.

BEDROOM THREE

6'7" x 5'11" (2.03 x 1.82)

Radiator, double glazed window to the front.

BATHROOM

Two piece suite comprising wash hand basin and panel bath with electric shower over. Built-in airing cupboard, double glazed window.

SEPARATE WC

Housing a low flush WC, double glazed window.

OUTSIDE

Partially walled/fenced-in front garden. Driveway providing off-street parking which runs along the side of the property via a lean-to carport to a detached garage. The rear gardens are a generous size with patio, lawns and a variety of mature trees and shrubs. There is an attached shed beyond the garage.

GARAGE

16'4" x 8'4" (5 x 2.55)

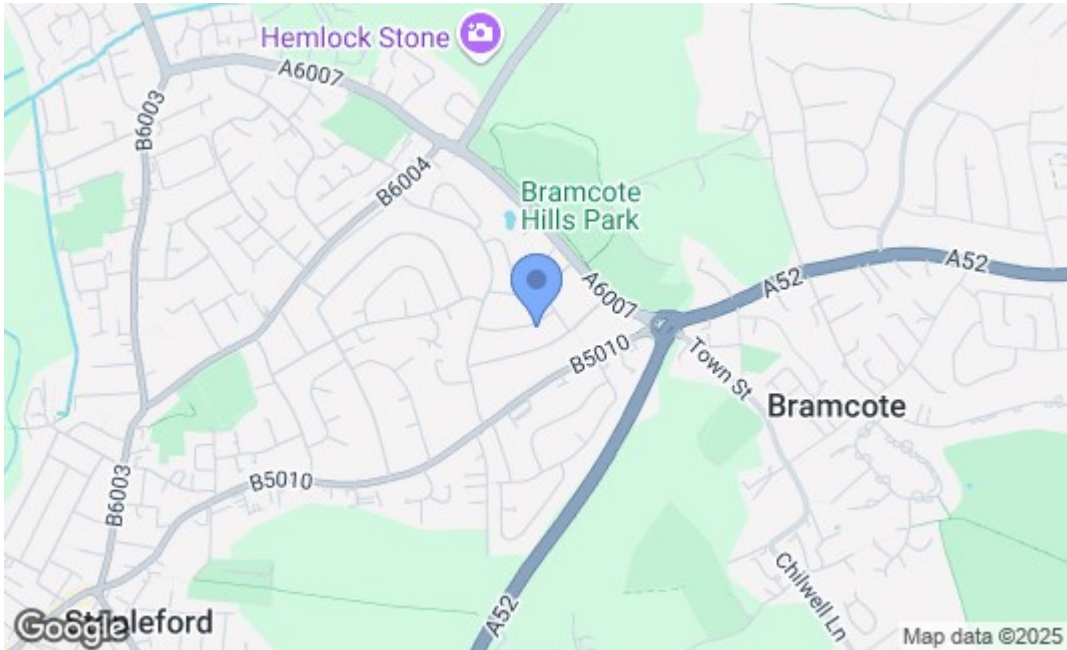
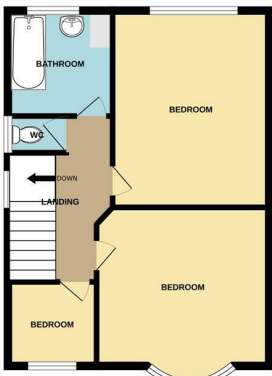
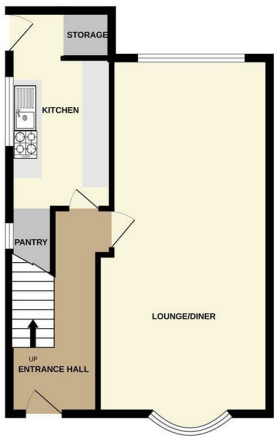
Brick construction with twin metal doors, light and power.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	54	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.