



Ullswater Crescent,  
Bramcote, Nottingham  
NG9 3BE

**£415,000 Freehold**





A well proportioned four bedroom link-detached Hofton built house with the benefit of no upward chain.

Situated within a popular residential location, conveniently placed for access to a range of local amenities including shops, restaurants and schools and just a short distance from Beeston High Street. The property also provides easy access to tram and bus routes for journeys in and around the city and is within close proximity to Beeston train station for journeys further afield.

In brief, the internal accommodation comprises: entrance hallway, two reception rooms, kitchen, snug, conservatory and WC to the ground floor. Rising to the first floor is a landing, four bedrooms and a family bathroom.

The property benefits from a lawned front garden with a paved driveway leading to the integral garage. To the rear is a primarily lawned garden with a paved seating area and fenced boundaries.

This property offers a fantastic opportunity for any family looking to put their own stamp on their next home.

Available to the market with the benefit of chain free vacant possession, this property is well worthy of an early internal viewing.



### Porch

With double glazed entrance door and tiled flooring.

### Entrance Hallway

A wooden door leads to hallway with laminate flooring, radiator and access to under stairs cupboard.

### Living Room

11'11" x 17'9" (3.638 x 5.421)

Carpeted room with radiator and UPVC double glazed bay window to the front aspect.

### Second Reception Room

10'11" x 11'11" (3.349 x 3.651)

Carpeted room with radiator and UPVC double glazed sliding door to the rear garden.

### Conservatory

With laminate flooring and UPVC double glazed sliding doors to the rear garden.

### Kitchen

With wall, base and drawer units with worksurfaces over, inset sink with drainer, space and fittings for a freestanding gas oven and fridge freezer and UPVC double glazed window to the rear aspect.

### Study/Snug

8'10" x 13'6" (2.709 x 4.136)

Laminate flooring with radiator, UPVC double glazed sliding door to the rear garden and access to the integral garage.

### WC

With low flush WC and pedestal wash hand basin.

### First Floor Landing

With access to storage cupboard and UPVC double glazed window to the side aspect.

### Bedroom One

10'11" x 12'3" (3.340 x 3.746)

With laminate flooring, radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### Bedroom Two

8'11" x 13'11" (2.721 x 4.247)

Carpeted room with radiator, fitted wardrobe and desk and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'5" x 9'10" (2.568 x 3.010)

With laminate flooring, radiator and UPVC double glazed window to the rear aspect. Access to the lost hatch.

### Bedroom Four

8'2" x 8'7" (2.504 x 2.625)

Carpeted room with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three piece suite comprising bath with tap shower fittings, low flush WC and pedestal wash hand basin. UPVD double glazed window to the side aspect.

### Outside

To the front of the property is a lawned front garden with a paved driveway leading to the integral garage. To the rear is a primarily lawned garden with a paved seating area and fenced boundaries.

### 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

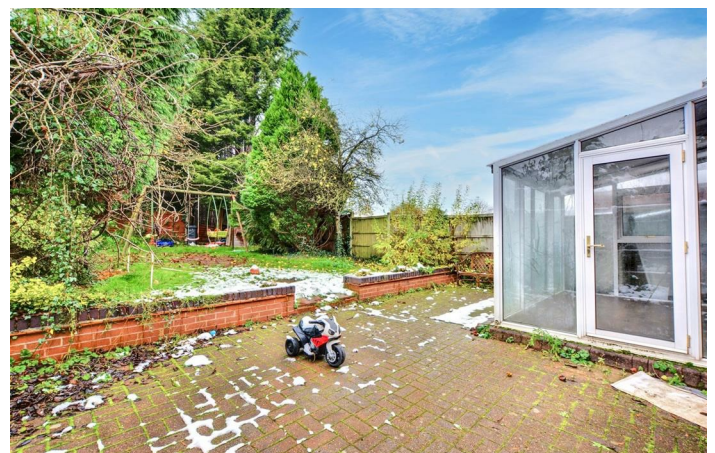
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

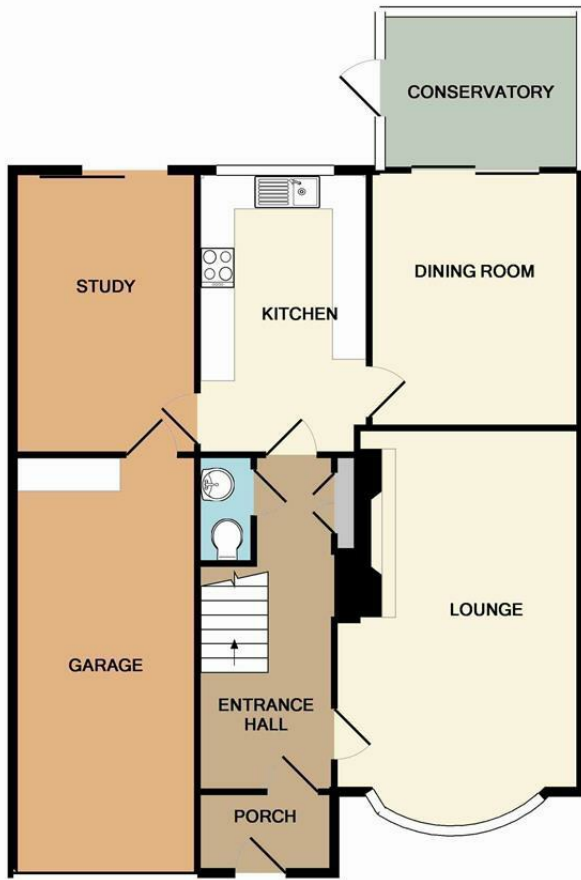
Has the Property Flooded?: No

### 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.





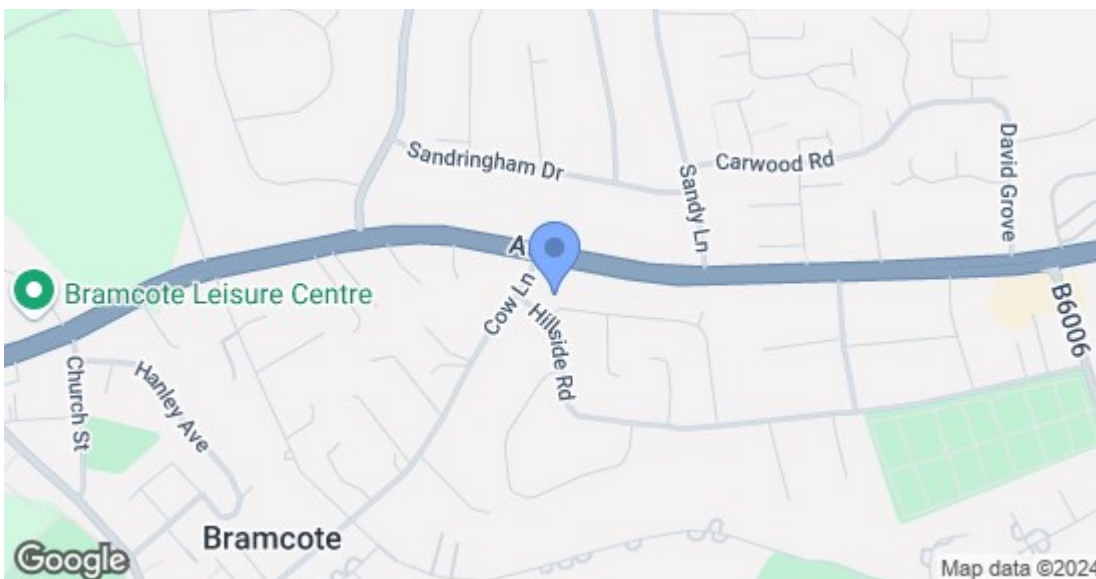


GROUND FLOOR

1ST FLOOR

88 ULLSWATER CRESCENT, BRAMCOTE, NOTTINGHAM, NG9 3BE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			83
(81-91) B		73	
(69-80) C			
(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			77
(81-91) B		67	
(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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