



Chilwell Lane,  
Bramcote, Nottingham  
NG9 3DU

**£275,000 Freehold**



A spacious, three-bedroom semi-detached house with two garages.

Situated in this popular and convenient residential location, just a short distance from a variety of local shops and amenities including schools, Beeston Town Centre, and transport links including the A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for a range of potential purchasers including, first time buyers, young professionals, families and developers.

In brief the internal accommodation comprises: porch, entrance hall, lounge, dining room, lean-to and a kitchen to the ground floor, and to the first floor you will find two good sized double bedrooms, a further single bedroom, family bathroom and separate WC.

Outside the property is located on a corner plot with ample off-road parking to the front, with a range of mature trees and shrubs, and to the rear you will find a concrete patio, and a decking area overlooking the lawn beyond, a range of mature trees and shrubs, a large storage shed and a second driveway and garage at the end of the garden, and fence boundaries.

Offering fantastic potential for the incoming purchaser to upgrade and re-configure to suit their own personal needs and requirements. An early internal viewing comes highly recommended.



### Porch

UPVC double glazed entrance door, UPVC double glazed window to the front and side and a secondary door leading to the entrance hall.

### Entrance Hall

Stairs rising to the first floor, radiator, tiled flooring, UPVC double glazed window to the side, door to kitchen and dining room and opening to the lounge.

### Lounge

13'9" x 11'11" (4.21m x 3.65m )

UPVC double glazed window to the front, radiator, wooden flooring, and an open fire place with Adam-style mantle.

### Dining Room

13'0" x 11'11" (3.97m x 3.65m )

With wooden flooring, radiator, open fire place with Adam-style mantle, and exposed brick chimney breast and French doors with flanking windows to the lean-to.

### Lean-To

With laminate flooring, and double glazed sliding patio doors to the rear.

### Kitchen

14'11" x 6'11" (4.56m x 2.11m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob, breakfast bar, tiled splashback, space for a fridge freezer, and UPVC double glazed window to the rear and UPVC double glazed door to the garage.

### First Floor Landing

Loft hatch, UPVC double glazed window to the side and doors to the WC, bathroom, and three bedrooms.

### Bedroom One

13'10" x 11'11" (4.22m x 3.64m )

UPVC double glazed window to the front, wooden flooring, fitted wardrobes and radiator.

### Bedroom Two

12'11" x 11'11" (3.96m x 3.64m )

UPVC double glazed window to the rear, wooden flooring, fitted wardrobes, radiator and period tiled fireplace.

### Bedroom Three

7'8" x 6'11" (2.35m x 2.12m )

UPVC double glazed window to the front and side, wooden flooring, and radiator.

### Bathroom

Comprising panelled bath, pedestal wash hand basin, heated towel rail, UPVC double glazed window to the side, tiled splashbacks, airing cupboard housing the hot water cylinder, and a useful storage cupboard with UPVC double glazed window to the rear.

### Separate WC

Fitted with a low level WC and UPVC double glazed window to the side.

### Outside

The property is located on a corner plot with ample off-road parking to the front, with a range of mature trees and shrubs, and to the rear you will find a concrete patio, and a decking area overlooking the lawn beyond, a range of mature trees and shrubs, a large storage shed and a second driveway and garage at the end of the garden, and fence boundaries.

### Garage One

45'7" x 9'4" (13.9m x 2.85m )

With double garage doors to the front, UPVC double glazed window to the rear, and two UPVC double glazed French doors to the side.

### Garage Two

14'0" x 9'1" (4.28m x 2.77m )

With an up and over garage door to the front.

### 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

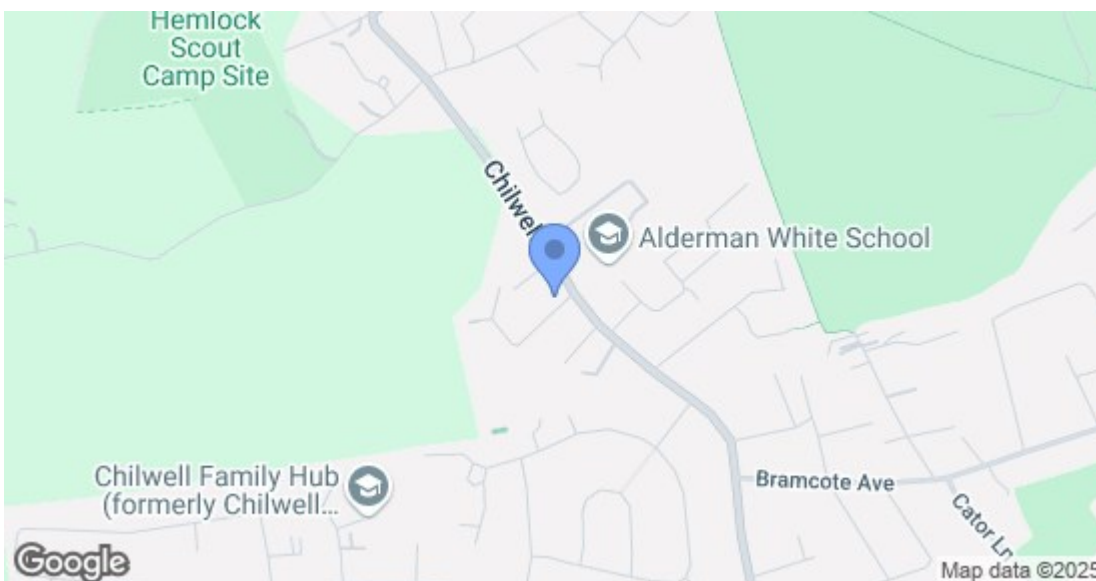
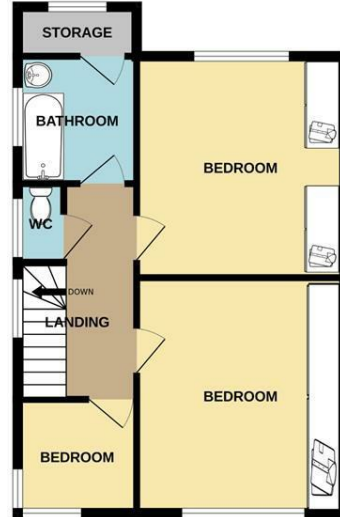
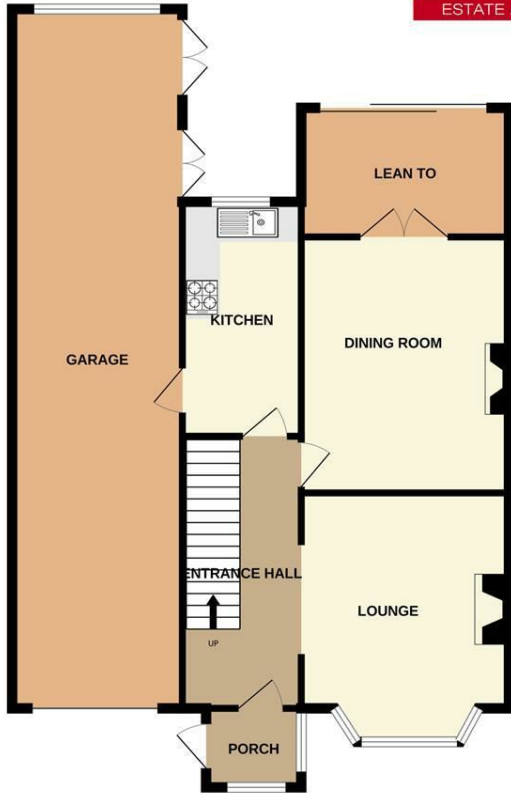
Has the Property Flooded?: No

### 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.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(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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