



Longden Close  
Bramcote, Nottingham NG9 3GH

**£200,000 Freehold**

A THREE BEDROOM MID TERRACED  
HOUSE.





A surprisingly spacious three bedroom mid terraced house.

This family sized property comes to the market with vacant possession and sits within a popular residential suburb backing onto woodland that forms part of the Hemlock Stone Nature Reserve. The property is also across the road from the award winning Bramcote Park and open space with acres of parkland, beyond which is Bramcote Leisure Centre and local schools for all ages.

The property benefits from gas fired central heating and double glazing and requires some modernisation, offering great potential for the incoming buyer to put their own mark upon it.

The accommodation comprises entrance hall, through lounge/dining room and kitchen with useful breakfast area through to a sun lounge. To the first floor, the landing provides access to three well proportioned bedrooms and family bathroom.

The property is set back from the road with a generous front garden and enclosed rear gardens which back onto woodland. For those looking to commute, the area is served by good road networks and is a short drive to the A52 giving access to Beeston, Queen's Medical Centre and Nottingham city centre to the East, as well as Junction 25 of the M1 motorway to the West.

Offered for sale with NO CHAIN. Viewing is recommended.



## ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor, connecting door to lounge/diner and kitchen.

## LOUNGE/DINER

19'4" x 10'5" (5.91 x 3.18)

Gas fire, two radiators, double glazed window to the front and rear, door to kitchen.

## KITCHEN

12'4" x 8'1" (3.77 x 2.47)

Inset stainless steel sink unit with single drainer and cupboard under, further wall and base cupboards, gas cooker point. Understairs store cupboard, double glazed window, door to sun lounge, archway through to breakfast area.

## BREAKFAST AREA

8'5" x 9'0" (2.58 x 2.75)

A useful space with a cloaks cupboard, double glazed window to front elevation.

## SUN LOUNGE

9'4" x 5'1" (2.86 x 1.55)

Lean-to construction with aspect over the rear garden.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

19'4" x 9'2" reducing to 6'5" (5.91 x 2.81 reducing to 1.96)

Radiator, double glazed windows to the front and rear.

## BEDROOM TWO

10'6" x 9'1" (3.22 x 2.78)

Overstairs store cupboard, double glazed window to the front

## BEDROOM THREE

9'11" x 7'9" (less cupboards) (3.04 x 2.37 (less cupboards))

Built-in airing cupboard housing hot water cylinder, separate cupboard housing 'Baxi' gas boiler (for central heating and hot water). Fitted cupboard, Double glazed window.

## BATHROOM

3 Piece suite comprising wash hand basin, low flush WC and bath with mixer shower attachment. Radiator and two double glazed windows.

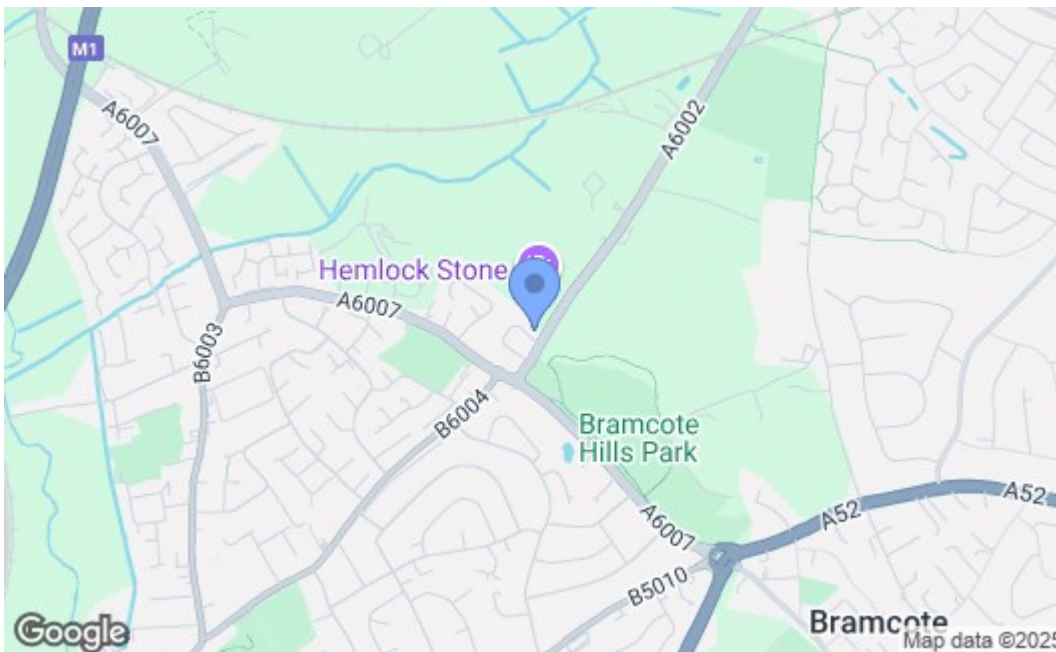
## OUTSIDE

The property is set back from the road with a deep frontage which is fenced-in and gently tiered with pedestrian access to the front door. The rear garden is enclosed and landscaped with ease of maintenance in mind with paved and gravel areas, aspect onto woodland.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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.