



Longden Close  
Bramcote, Nottingham NG9 3GH

**£185,000 Freehold**

A SPACIOUS THREE BEDROOM MID  
TERRACED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET FOR THE FIRST TIME IN A NUMBER OF YEARS THIS WELL PRESENTED SPACIOUS THREE BEDROOM MID TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

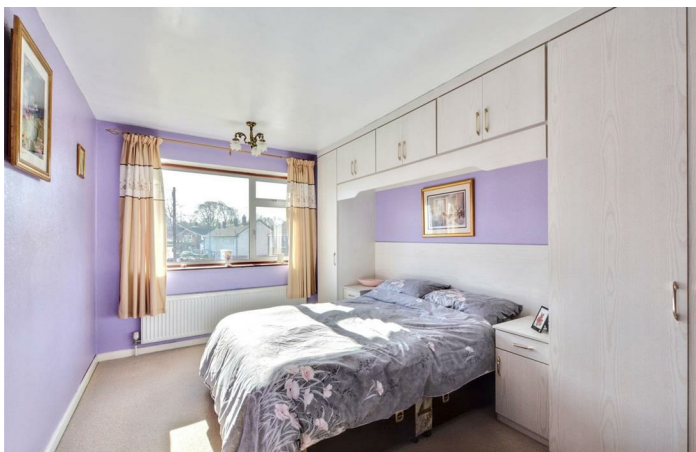
With accommodation over two floors, the ground floor comprises entrance hallway, spacious living room, kitchen, side lobby and utility. The first floor landing provides access to three bedrooms, bathroom and separate WC.

The property also benefits from gas fired central heating from combination boiler, double glazing, front and rear gardens.

Situated in this horseshoe-shaped road, the property offers easy access to excellent nearby amenities, including that of the nearby Co-Operative food store, Hemlock Stone, as well as the vast open space of Bramcote Hills Park.

For those needing schooling, there is a variety of schools nearby for all age groups. For those looking for commuter access, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus are all situated a short distance away.

We believe the property will make an ideal first time buy or young family home and we therefore highly recommend an internal viewing.



### ENTRANCE HALL

6'0" x 5'2" (1.83 x 1.58)

Composite and double glazed front entrance door with double glazed window to the side of the door, staircase rising to the first floor, radiator, coat pegs and door to living room.

### LIVING ROOM

20'0" x 10'5" (6.11 x 3.19)

Double glazed window to the front (with fitted blinds), radiator, media points, wall light points, further double glazed window to the rear overlooking the rear garden, feature Adam-style fire surround with marble insert and hearth housing a living flame coal effect fire. Door to kitchen.

### KITCHEN

12'4" x 8'10" (3.78 x 2.71)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with matching roll top work surfaces incorporating single sink and draining board with tiled splashbacks. Plumbing for washing machine, space for cooker and further kitchen appliances, glass fronted crockery cupboards, space for dining table and chairs, tiled floor, double glazed window to the rear (with fitted roller blind), uPVC panel and double glazed exit door to outside, useful understairs storage pantry housing the meters, telephone point and opening through to the utility.

### SIDE LOBBY

5'8" x 4'11" (1.75 x 1.50)

Composite and double glazed front entrance door, useful coal house and storage cupboard.

### UTILITY

9'2" x 5'6" (2.80 x 1.70)

Tiled floor (matching the kitchen), fitted storage cupboards, panel and glazed door to the side lobby.

### FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and WC. Loft access point to an insulated loft space.

### BEDROOM ONE

19'4" x 9'3" (5.91 x 2.82)

Dual aspect room with double glazed windows to both the front and rear, radiator, a range of fitted bedroom furniture including floor to ceiling wardrobes, overhead storage cupboards, drawers and bedside cabinets.

### BEDROOM TWO

10'7" x 8'8" (3.24 x 2.66)

Double glazed window to the front, radiator, useful overstairs storage cupboard.

### BEDROOM THREE

9'10" x 7'8" (3.02 x 2.36)

Double glazed window to the rear overlooking the rear garden, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

### BATHROOM

5'6" x 4'9" (1.70 x 1.47)

Two piece suite comprising bath with mains shower attachment over, wash hand basin. Tiling to the walls, double glazed window to the rear, radiator.

### SEPARATE WC

4'11" x 2'5" (1.52 x 0.76)

Housing a push flush WC with double glazed window to the rear.

### OUTSIDE

To the front of the property there is an enclosed front garden fenced in with concrete posts and gravel boards to the boundary line, planted front garden housing a variety of bushes and shrubbery, pedestrian gated entrance and pathway leading to the front entrance door.

### TO THE REAR

The rear garden is of a good overall size being enclosed to the boundary line by fencing and hedgerow, with a good size paved patio area (ideal for entertaining), pathway providing access to the foot of the plot where a further patio area and greenhouse can be found. Between the two patios there is a good size central lawn with planted rockery housing a variety of bushes and shrubbery.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the recreation ground and continue in the direction of Bramcote. At the mini traffic island just after passing the Co-Operative food store, turn immediately right onto Ilkeston Road and first left at the next mini roundabout onto Coventry Lane. Take a left hand turn into the horseshoe-shaped road of Longden Close. The property can be found, identified by our For Sale board.

REF:9094NH



Robert Ellis

ESTATE AGENTS

Kitchen

Lobby

Side Entrance

Entrance Hall

Lounge

Fireplace

Bedroom 1

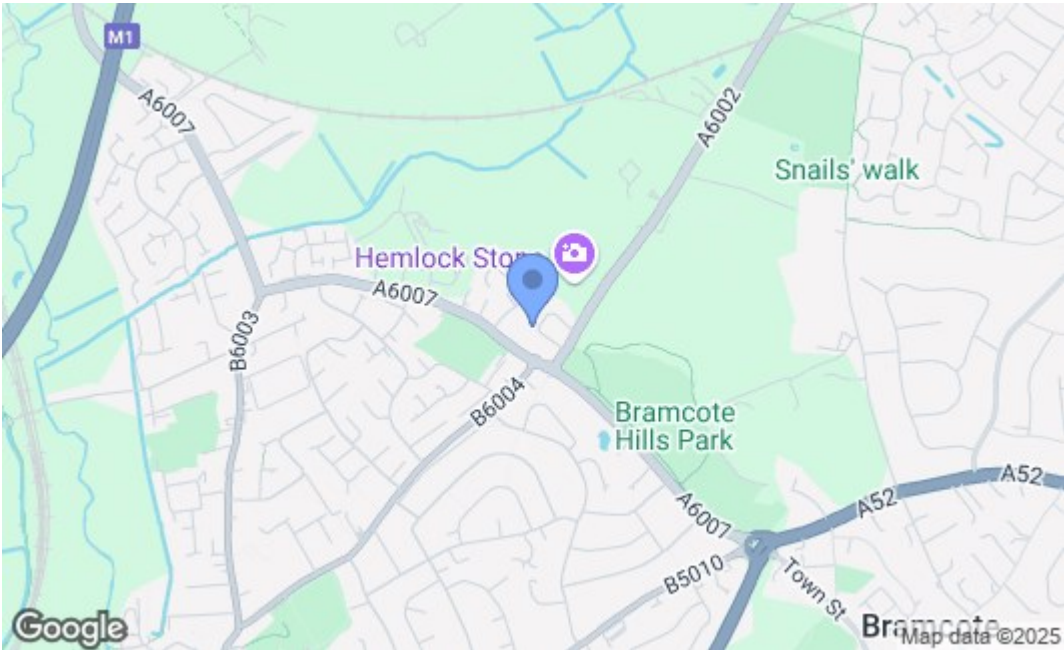
Bedroom 2

Bedroom 3

Bathroom

WC

1st Floor Landing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 <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		
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.