



Wimpole Road,
Bramcote, Nottingham
NG9 3LQ

£190,000 Freehold



A well-presented two-bedroom end-terrace house.

Considered ideal for a first time buyer, investor, or those looking to downsize, this excellent house, is offered to the market with the benefit of chain free vacant possession.

In brief the internal accommodation comprises: entrance hall, lounge, kitchen diner, rising to the first floor are two bedrooms and bathroom.

Outside the property has a drive providing car standing for two cars, a primarily lawned garden to the front, and an enclosed well manicured garden with a sunny aspect to the rear.

Tucked away in a peaceful cul-de-sac location, whilst being well placed for a wide range of local amenities including the A52, Bramcote Lane shops, local parks and within close proximity to Beeston town centre.



UPVC double glazed entrance door leads to the entrance hallway.

Entrance Hall

Stairs off to the first floor landing, and door to the lounge.

Lounge

12'6" x 9'8" plus under stair recess (3.82m x 2.96m plus under stair recess)

UPVC double glazed bay window to the front, radiator, fuel effect electric fire with granite style Adam surround.

Kitchen Diner

12'10" x 6'9" (3.92m x 2.07m)

Fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink with mixer tap, gas cooker with air filter above, plumbing for a washing machine, radiator, UPVC double glazed window and door to the exterior.

First Floor Landing

With loft hatch and doors leading into the bedrooms and bathroom.

Bedroom One

10'5" x 9'4" (3.18m x 2.85m)

Exposed and varnished floorboards, radiator, over stairs storage area with hanging rail and shelving.

Bedroom Two

9'0" x 5'11" (2.76m x 1.82m)

UPVC double glazed window and radiator.

Bathroom

Fitted with a WC, pedestal wash hand basin, bath with Triton shower over, fully tiled walls, radiator, and extractor fan.

Outside

To the front the property has a primarily lawned garden, and a drive providing car standing for two cars with gated access to the rear garden beyond. To the rear the property has an enclosed garden with a patio area, lawn, beds and borders, further patio and timber shed.

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

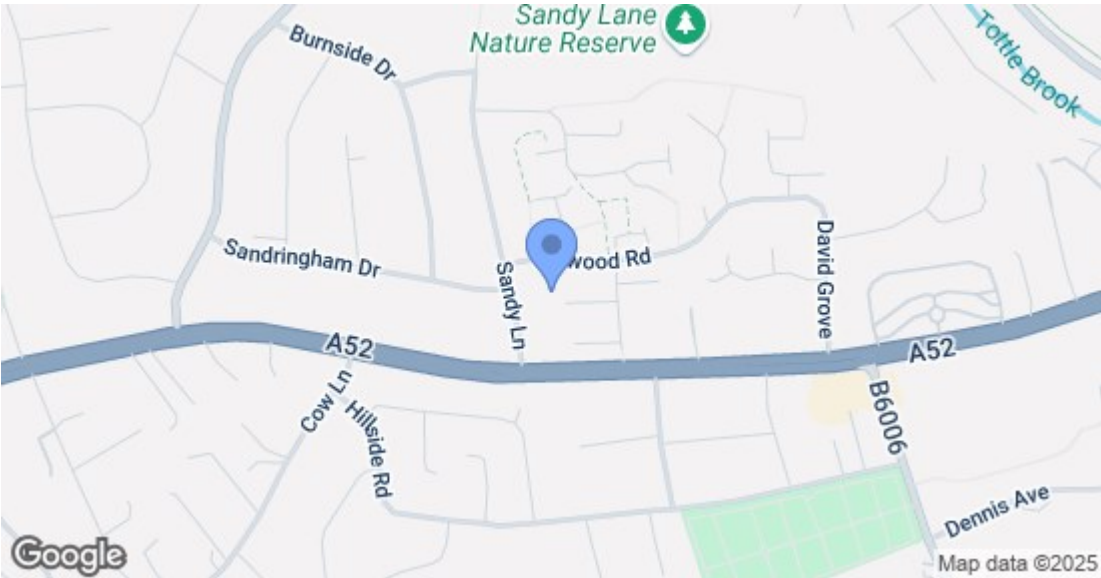
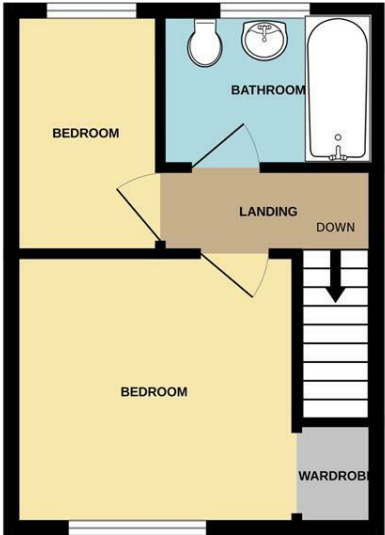
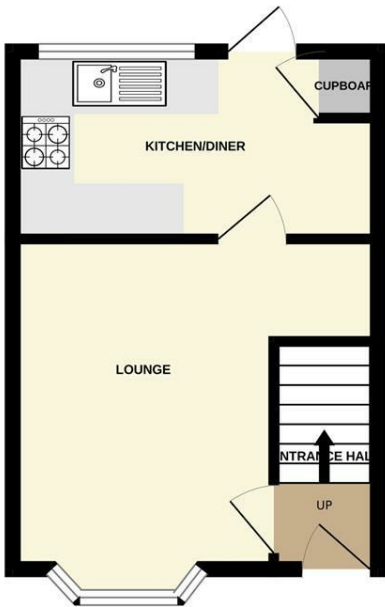
Does the property have spray foam in the loft?: No

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(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		
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