



Park Road  
Bramcote, Nottingham NG9 3LA

**£325,000 Freehold**

A THREE BEDROOM DETACHED HOUSE.



A well maintained three-bedroom, detached property with the benefit of NO UPWARD CHAIN.

Positioned within walking distance of Bramcote Park, this property is ideally placed for access to a wide range of local amenities including shops, schools, public houses, healthcare facilities and transport links. There is also the advantage of commuting roads such as the M1 and the A52 close by.

This bright and airy property would be considered an ideal opportunity for a wide range of buyers, including first time purchasers, growing families or anyone looking to relocate to this popular and convenient location.

In brief, the internal accommodation comprises entrance hall, living room, dining room, kitchen and utility room.

Outside, to the front is a paved driveway with ample off-street parking and lawned space. The enclosed rear garden is primarily lawned, with nicely landscaped flowerbeds and shrubs.

Having been a well loved family home for a number of years, this lovely property is offered to the market with the benefit of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



#### ENTRANCE HALL

uPVC double glazed door through to a carpeted entrance space with radiator.

#### LIVING ROOM

11'1" x 13'11" (3.39 x 4.25)

A carpeted reception room with radiator, electric fireplace, uPVC double glazed sliding door to the rear garden.

#### DINING ROOM

12'0" x 12'9" (3.68 x 3.90)

A carpeted reception room with radiator, electric fireplace, uPVC double glazed bay window to the front aspect.

#### KITCHEN

6'11" x 10'5" (2.12 x 3.19)

A range of wall and base units with work surfacing over the tiled splashbacks, sink with drainer and mixer tap, inset electric hob with extractor fan above, integrated electric oven. Space and fitting for freestanding appliances to include fridge/freezer, washing machine and dishwasher.

#### UTILITY ROOM

8'9" x 7'2" (2.69 x 2.19)

Tiled flooring, wall mounted boiler, uPVC double glazed door to the rear garden.

#### FIRST FLOOR LANDING

A carpeted landing space with uPVC double glazed window to the side aspect.

#### BEDROOM ONE

11'3" x 13'6" (3.43 x 4.14)

A carpeted double bedroom with radiator, uPVC double glazed window to the rear aspect.

#### BEDROOM TWO

12'2" x 12'11" (3.71 x 3.94)

A carpeted double bedroom with radiator, fitted wardrobes, uPVC double glazed window to the front aspect.

#### BEDROOM THREE

5'8" x 8'6" (1.75 x 2.61)

A carpeted single bedroom with radiator, uPVC double glazed window to the front aspect.

#### BATHROOM

Two piece suite comprising a walk-in electric power shower and wash hand basin, fully tiled walls, radiator, uPVC double glazed window to the rear aspect.

#### SEPARATE WC

Low flush WC, part tiled walls, uPVC double glazed window to the side aspect.

#### OUTSIDE

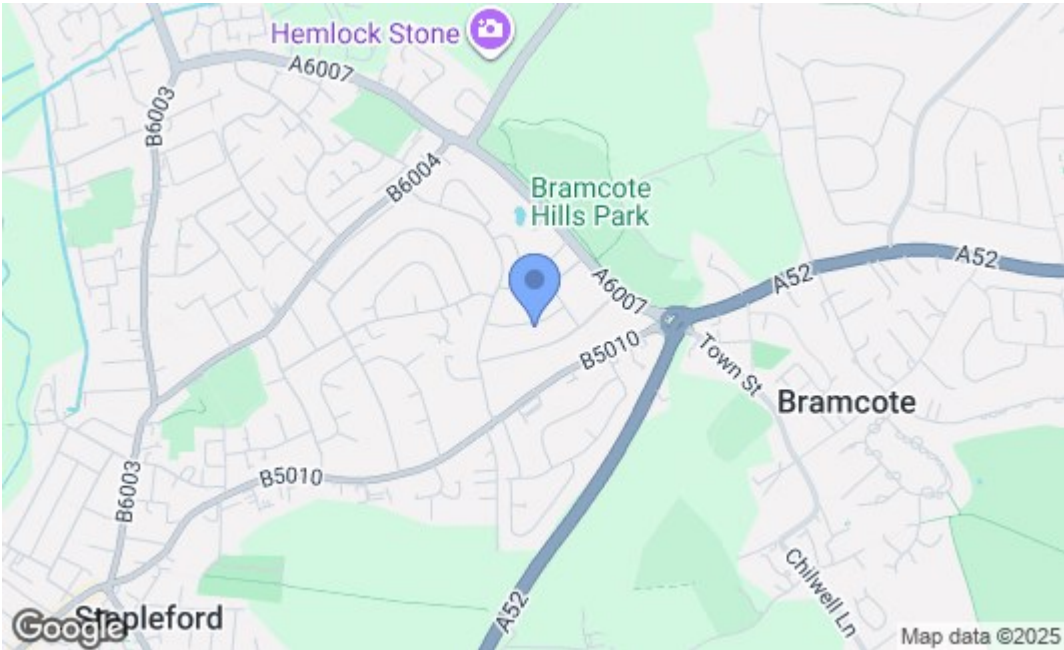
To the front is a lawned garden with mature shrubs and spacious driveway with ample off-street parking, gated access to the rear garden. The rear garden is primarily lawned with colourful flowerbeds and a garage.





GROUND FLOOR

1ST FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 |         | 77        |
|                                                                 | 59      |           |
| 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.