

# Robert Ellis

*look no further...*



Bramble Close,  
Attenborough, Nottingham  
NG9 6EA

**£250,000 Freehold**

0115 922 0888



/robertellisestateagent



@robertellisea





A two-bedroom link-detached bungalow.

Available to the market with chain free vacant possession this property offers excellent potential for the incoming purchaser to upgrade and remodel to their taste and requirements.

In brief the internal accommodation comprises: entrance hall, kitchen, lounge diner, two-bedrooms and bathroom.

Outside the property has mature borders to the front, and an enclosed courtyard style garden with paving and stocked borders. The property also benefits from parking and a garage.

Within easy walking distance of Attenborough Train Station and Nature Reserve, this rare opportunity, tucked away in private small development or four similar property, simple must be viewed to be truly appreciated.



Double glazed entrance door leads to hallway.

#### Entrance Hall

Radiator, store cupboard, and loft hatch.

#### Kitchen

13'8" x 9'0" (4.18m x 2.76m )

Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset electric hob with oven below, integrated washing machine and fridge, tiled flooring, radiator, and double glazed window.

#### Store

8'7" x 3'9" (2.63m x 1.15m )

With door to the exterior to the front.

#### Lounge Diner

17'11" x 15'5" (5.47m x 4.71m )

Double glazed patio doors, two radiators, a stone-style fire-surround with timber mantle and display plinth.

#### Bedroom One

12'11" x 10'10" (3.96m x 3.32m )

Window, wardrobes, dressing table, and radiator.

#### Bedroom Two

9'6" x 9'0" (2.92m x 2.75m )

Window, and radiator.

#### WC

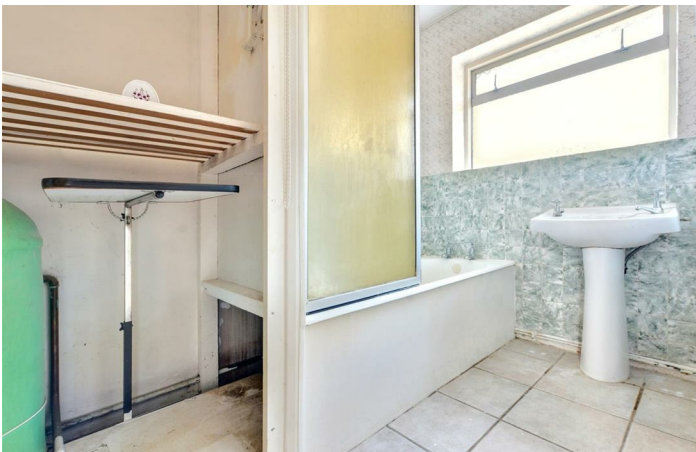
With low-level WC, tiled flooring, fully tiled walls, and window.

#### Bathroom

Pedestal wash-hand basin, and bath with Triton shower over, fully tiled walls, radiator, tiled flooring, window, and hot water cylinder.

#### Outside

To the front the property has path to the door and established shrubs, the property also benefits from a particularly private courtyard walled style garden, with gravelled paving, outside tap, well stocked beds and borders with mature shrubs and trees. The property also benefits from a garage and parking, adjacent to the property.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



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		
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.