



Bramhall Road,
Bilborough, Nottingham
NG8 4HZ

£130,000 Freehold



A well-proportioned three-bedroom, semi-detached property in need of full renovation.

Situated within Bilborough, you are ideally placed for access to a wide range of local amenities including shops, schools, healthcare facilities and transport links.

Bramhall Road would be considered an ideal opportunity for a large range of buyers who are looking to put their own stamp on a purchase, this could include first time buyers, young families or anyone looking to add to a buy to let investment.

In brief the internal accommodation comprises: entrance hall, living room, dining room and kitchen. Then rising to the first floor are three bedrooms and bathroom.

Outside the property to the front is a lawned garden with concrete driveway, leading to a garage. The enclosed rear garden is lawned.

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



Entrance Hall

UPVC double glazed door through to a carpeted entrance hall with radiator.

Living Room

13'11" x 10'3" (4.25m x 3.13m)

A carpeted reception room, with gas fire and UPVC double glazed window to the front aspect.

Dining Room

10'8" x 10'5" (3.27m x 3.18m)

A carpeted reception room, with radiator, electric fire and UPVC double glazed window to the rear aspect.

Kitchen

10'0" x 9'10" (3.06m x 3.02m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge, freezer and washing machine, access to the pantry, UPVC double glazed window to the rear garden and door to the side passage.

First Floor Landing

A carpeted landing space, with UPVC double glazed window to the side aspect, access to the loft hatch and a storage cupboard.

Bedroom One

11'0" x 10'2" (3.37m x 3.12m)

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

Bedroom Two

14'0" x 8'8" (4.29m x 2.66m)

A double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Three

9'7" x 7'1" (2.94m x 2.16m)

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

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in electric power shower, aqua splash panelled walls, radiator and UPVC double glazed window to the rear aspect.

Outside

To the front of the property is a lawned garden with, mature shrubs and hedged boundaries and a concrete driveway leading to the garage. The enclosed rear garden is lawned.

Material Information:

Freehold

Property Construction: Concrete

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.





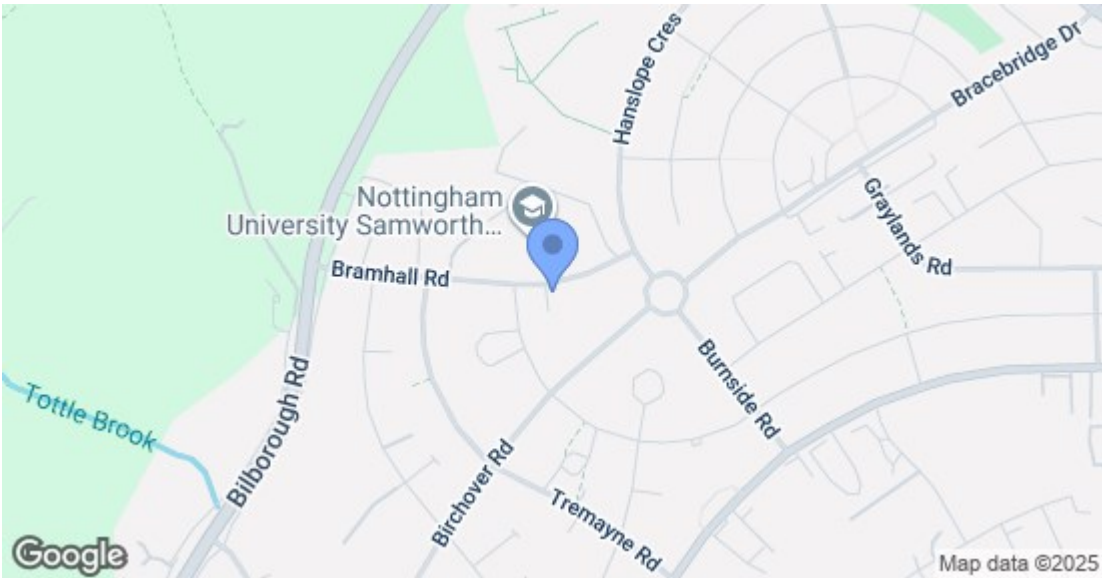
GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.3 sq.m.) approx.
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.
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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 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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