

Hensons Square,  
Bramcote, Nottingham  
NG9 3DN

**£225,000 Freehold**



Welcome to this beautifully upgraded mid-terrace house located in the desirable area of Hensons Square, Bramcote. This charming property boasts a well-designed layout, featuring one inviting reception room that serves as the perfect space for relaxation or entertaining guests.

The house comprises two comfortable bedrooms, providing ample space for first time buyers or professionals seeking a peaceful retreat. The modern bathroom has been thoughtfully updated, ensuring both style and functionality for your daily needs.

One of the standout features of this property is the newly fitted kitchen, which has been designed with contemporary living in mind. It offers a delightful space for culinary enthusiasts to create and enjoy meals. Additionally, the property benefits from new front and back doors, enhancing both security and aesthetic appeal. The recent upgrades also include new soffits and fascia's to the rear of the property, and new guttering on both sides, ensuring that the home is not only attractive but also well-maintained.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere. With its modern upgrades and inviting features, this mid-terrace house is a wonderful opportunity for anyone looking to settle in Bramcote. Do not miss the chance to make this lovely property your new home.



### Entrance Hall

With a composite entrance door, radiator, stairs to the first floor, door to the lounge.

### Lounge

13'11" x 11'11" (4.25m x 3.64m)

Laminate flooring, electric fire, UPVC double glazed window to the front, radiator, useful understairs storage cupboard and door to the kitchen.

### Kitchen

12'1" x 8'1" (3.7m x 2.48m )

Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl sink with drainer and a mixer tap, integrated double electric oven, integrated induction hob with extractor fan over, tiled splashbacks, integrated dishwasher, plumbing for a washing machine, space for a fridge freezer, integrated larder, drawers, two UPVC double glazed windows to the rear, spot lights, vertical radiator, composite door to the rear garden, radiator and door to the WC.

### Downstairs WC

Fitted with a low level WC, wash-hand basin inset to vanity unit, tiled splashbacks and radiator.

### First Floor Landing

With loft hatch, and doors to the bathroom and two bedrooms.

### Bedroom One

12'5" x 10'11" (3.8m x 3.35m )

A carpeted double bedroom with built-in wardrobe, UPVC double glazed window to the rear and radiator.

### Bedroom Two

11'2" x 8'10" (3.41m x 2.7m )

A carpeted double bedroom with built-in cupboard housing the Baxi combination boiler, UPVC double glazed window to the rear and radiator.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with mains control shower over, wash-hand basin inset to vanity unit, WC, tiled flooring and walls, heated towel rail, spotlights, UPVC double glazed window to the rear.

### Outside

To the front of the property you will find a large lawned garden with a range of mature trees and shrubs, and gated access to the gravelled frontage of the property. To the rear of the property you will find a private and enclosed garden which includes a paved patio overlooking the lawn beyond, stocked beds and borders and gated access to communal parking at the rear.

### 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

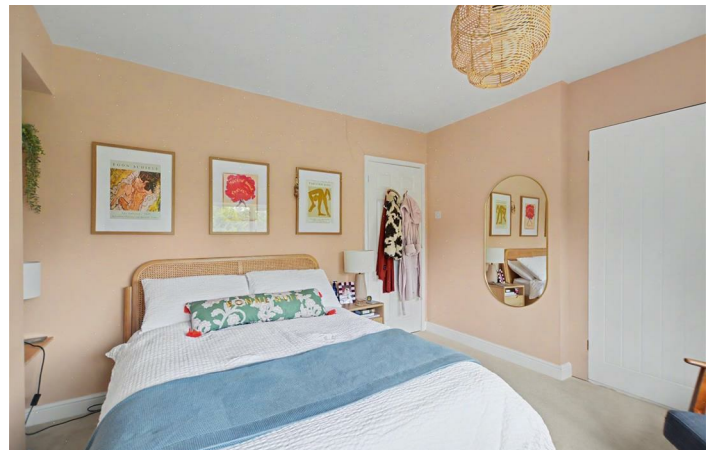
Accessibility/Adaptions: None

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

Has the Property Flooded?: No

### Disclaimer:

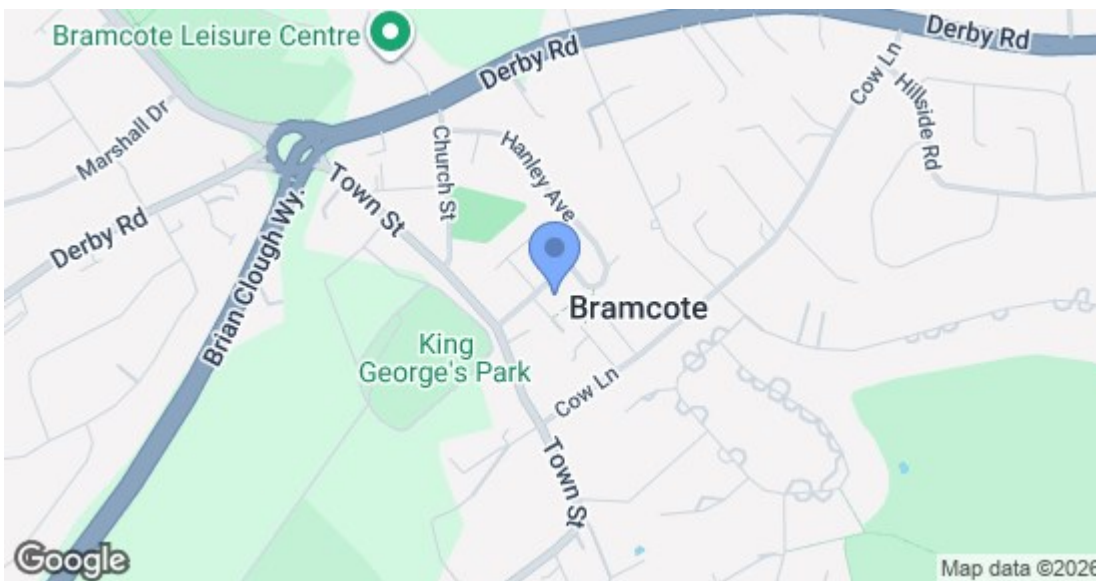
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.