



Bramcote Road,  
Beeston, Nottingham  
NG9 1DW

**£310,000 Freehold**



A three bedroom semi-detached house with a driveway to the side, an enclosed rear garden and no upward chain. An ideal opportunity for a wide range of purchasers looking to put their own stamp on their next home.

Situated in a popular location within walking distance of Beeston High Street with the benefit of a variety of local amenities including shops, schools, supermarkets and restaurants. There are tram and bus links nearby providing easy access to Nottingham University, QMC and Nottingham city centre and is just a short distance from Beeston train station for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, open plan living/dining room and kitchen to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

To the front the property has mature shrubs and a driveway to the side leading to a garage. There is side access to the rear garden with a lawned space and mature shrubs.

Being offered to the market with the benefit of double glazing throughout and chain free vacant possession an early internal viewing comes highly recommended.



### Entrance Hallway

A double glazed door leads through to entrance hall with wooden flooring, radiator and access to under stairs storage cupboard.

### Living Room

11'11" x 12'6" (3.633 x 3.832)

Carpeted room with radiator and UPVC double glazed bay window to the front aspect.

### Dining Room

11'11" x 12'6" (3.633 x 3.832)

With wooden flooring, radiator and UPVC double glazed sliding door to the rear door.

### Kitchen

6'8" x 15'11" (2.045 x 4.870)

With a range of wall, base and drawer units and inset one and a half bowl sink with drainer. Space and fittings for freestanding gas oven, fridge/freezer, washing machine and dryer. Two UPVC double glazed windows to the side aspect and door to the rear garden.

### First Floor Landing

With UPVCC double glazed window to the side aspect.

### Bedroom One

10'8" x 14'8" (3.253 x 4.486)

Carpeted room with radiator and UPVC double glazed bay window to the front aspect.

### Bedroom Two

10'8" x 11'11" (3.253 x 3.652)

Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Bedroom Three

6'8" x 9'5" (2.053 x 2.875)

Carpeted room, with radiator, and UPVC double glazed window to the front aspect. Access to the loft hatch.

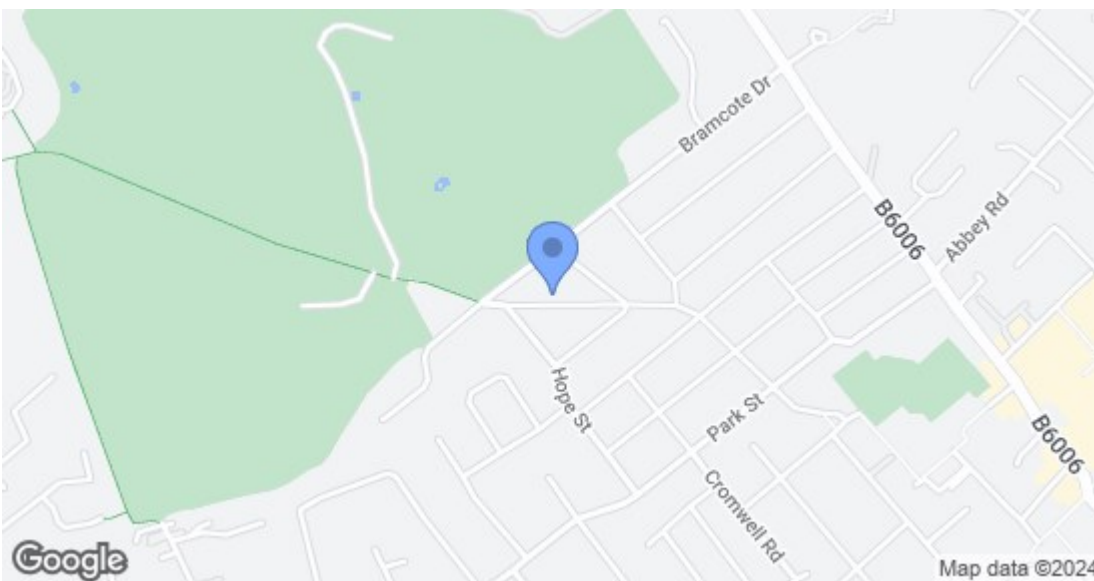
### Bathroom

Incorporating a three piece suite to comprising bath with tap shower fittings, wash hand basin and WC.

### Outside

To the front the property has mature shrubs and a driveway to the side leading to a garage. There is side access to the rear garden with a lawned space and mature shrubs.





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			
<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.