



Westray Close,  
Bramcote, Nottingham  
NG9 3GP

**£180,000 Freehold**



A two-bedroom semi-detached bungalow with the benefit of no upward chain.

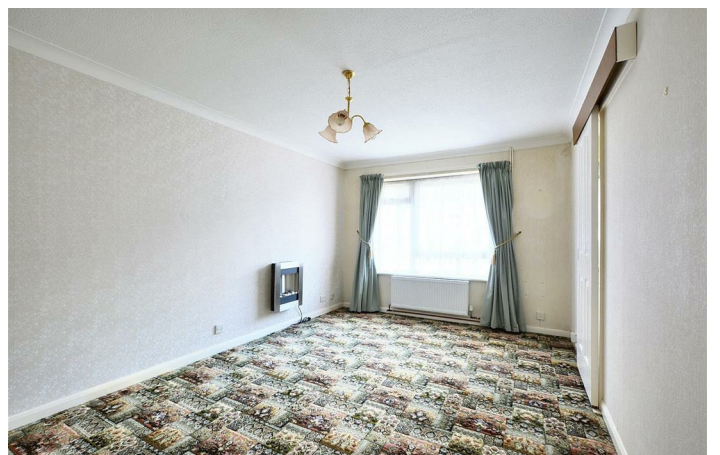
This bright and airy bungalow would make the ideal purchase for a large variety of buyers including anyone looking to downsize within the local area or relocate to this quiet residential location.

Situated within a cul-de-sac, the bungalow is ideally placed for a variety of local amenities including shops, public houses, healthcare facilities, Wollaton Hall and Deer Park and Bramcote Lane shops are just a short walk away. There is also the advantage of excellent transport links locally including bus stops within walking distance and Beeston or Nottingham train station just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: Entrance Hall, Living Room, Kitchen, Two Bedrooms and Bathroom.

To the front of the property is a low maintenance pebbled garden with a paved driveway for ample off-street parking, this leads to a detached garage and the rear garden. Here is a primarily lawned garden with a paved seating area and some mature shrubs.

With the advantage of UPVC double glazing throughout and gas central heating this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to a carpeted entrance hall with two useful storage cupboards, one housing the boiler.

### Living Room

15'7" x 9'11" (4.77m x 3.03m )

UPVC double glazed window to the front. carpet flooring and radiator.

### Kitchen

7'7" x 4'9" (2.33m x 1.45m )

Fitted with a range of wall, base and drawer units, work surfaces over, inset sink with drainer and tiled splashbacks. Integrated electric oven and gas hob. Space and fittings for freestanding appliances to include washing machine and fridge freezer and UPVC double glazed window to the front aspect.

### Bedroom One

12'9" x 8'4" (3.89m x 2.56m )

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

### Bedroom Two

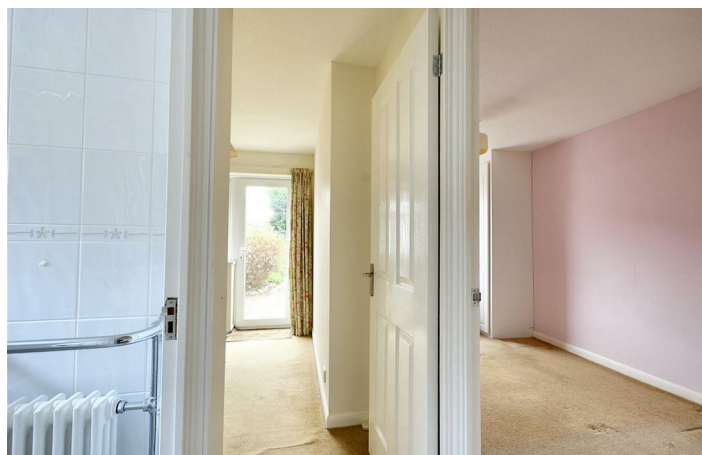
Carpeted room, with radiator and UPVC double glazed door to the rear garden.

### Bathroom

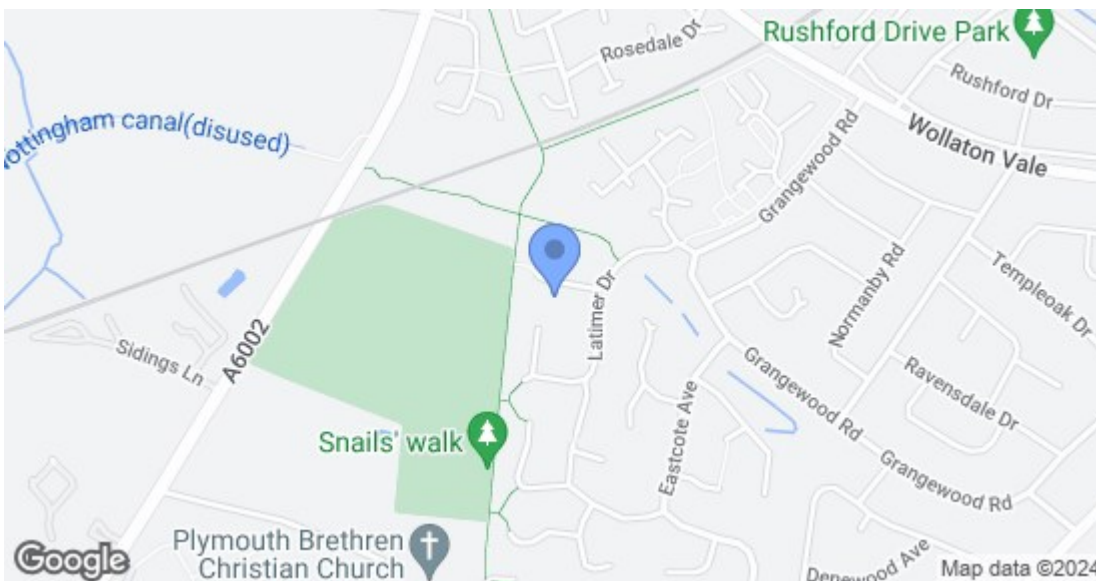
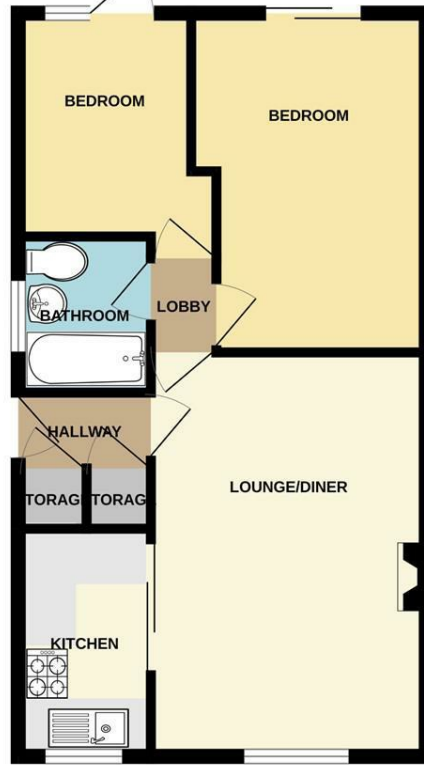
Fitted with a three piece suite comprising; bath with tap shower fittings, pedestal wash hand basin, low level WC, tiling to walls and floor, radiator and obscure UPVC double glazed window to the side.

### Outside

To the front of the property is a low maintenance pebbled garden with a paved driveway for ample off-street parking, this leads to a detached garage and the rear garden. Here is a primarily lawned garden with a paved seating area and some mature shrubs.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		66	
(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.