



Rufford Avenue
Bramcote, Nottingham NG9 3JG

£275,000 Freehold

A TWO BEDROOM DETACHED
BUNGALOW OFFERED FOR SALE WITH
NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF NO UPWARD CHAIN THIS SPACIOUS TWO BEDROOM DETACHED BUNGALOW SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With single level accommodation comprising entrance porch to reception hallway, living room, breakfast kitchen, utility lean-to, inner hallway, two double bedrooms and four piece bathroom suite.

The property also benefits from gas fired central heating from a reasonably recently replaced combination boiler, double glazing, off-street parking, garage and generous garden to the rear.

The property is located in this popular and established Bramcote location within close proximity of good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus service. There is also easy access to the shops, services and amenities in the nearby towns of Stapleford and Beeston, as well as an array of outdoor space including Bramcote Hills Park.

Overall, the property is situated on a level lying plot from front to back and would therefore make an ideal retirement or downsize property for someone who is an active gardener due to the length of the garden plot.

We highly recommend an internal viewing



ENTRANCE PORCH

8'0" x 3'1" (2.46 x 0.94)

uPVC double glazed construction with double glazed French entrance doors, double glazed windows to both the front and the side. A further panel and glazed door provides access to the entrance hallway.

ENTRANCE HALLWAY

12'10" x 8'10" (3.92 x 2.70)

Full height window to the side of the door, aluminium framed double glazed window to the side (with fitted blinds), wall light points, decorative beamed ceiling, telephone point, useful full height double storage cabinet, radiator. Doors to living room and kitchen.

LIVING ROOM

19'8" x 11'8" (6.00 x 3.57)

Stained glass double glazed picture window to the front (with fitted blinds), large radiator, coving, wall light points, media points, feature Adam-style fire surround with four bar gas fire.

BREAKFAST KITCHEN

11'11" x 11'5" (3.65 x 3.49)

The kitchen is equipped with a matching range of fitted handleless base and wall storage cupboards and drawers with square edge work surfacing incorporating one and a half bowl sink unit with draining board and central mixer tap. Fitted four ring hob with extractor over and oven beneath, space for full height fridge/freezer, decorative beamed ceiling, tiled flooring, window to the side (with fitted roller blind), panel and glazed door to lean-to utility, further door to pantry with shelving and a light.

UTILITY LEAN-TO

9'11" x 6'0" (3.03 x 1.85)

Windows to the side and rear (with fitted blinds), panel and glazed door to outside, plumbing for washing machine, cold water tap, internal door to the garage.

INNER HALLWAY

Doors to living room, both bedrooms and bathroom. Coving, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes). Loft access point with pulldown ladders to an insulated and partially boarded loft space.

BEDROOM ONE

13'11" x 10'5" (4.26 x 3.18)

Double glazed window to the rear overlooking the rear garden, radiator, coving, fitted double wardrobe.

BEDROOM TWO

10'1" x 9'11" (3.09 x 3.04)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, fitted double wardrobe with matching overhead storage cupboards.

OUTSIDE

To the front of the property there is a lowered kerb entry point to the property's driveway which provides off-street parking and then access to the garage and pedestrian access through to the rear garden. The

front garden is designed for low maintenance being predominantly gravelled with planted flowerbeds and borders housing a variety of bushes, shrubs and plants.

TO THE REAR

The rear garden is approached via a side entrance down the left hand side of the property, the garden is split into various sections with a private seating area beyond the utility lean-to which then opens out to the rear garden which has a generous lawn section with decorative planted and gravel borders housing a wide variety of specimen bushes, shrubs, trees and plants. A pathway then provides access to the foot of the plot where a shed and summerhouse can be found with a further array of flowerbeds and borders.

GARAGE

15'10" x 8'1" (4.83 x 2.48)

Up and over door to the front, personal access door to the rear opening out to the utility lean-to, window to the side, power, lighting and meters.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Continue along and Nottingham Road, Stapleford becomes Derby Road, Bramcote. Take the right hand turn onto Russley Road and then take the first right onto Rufford Avenue. The bungalow can then be found on the right hand side, identified by our For Sale board.

COUNCIL TAX

Broxtowe Borough Council - Council Tax Band : C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

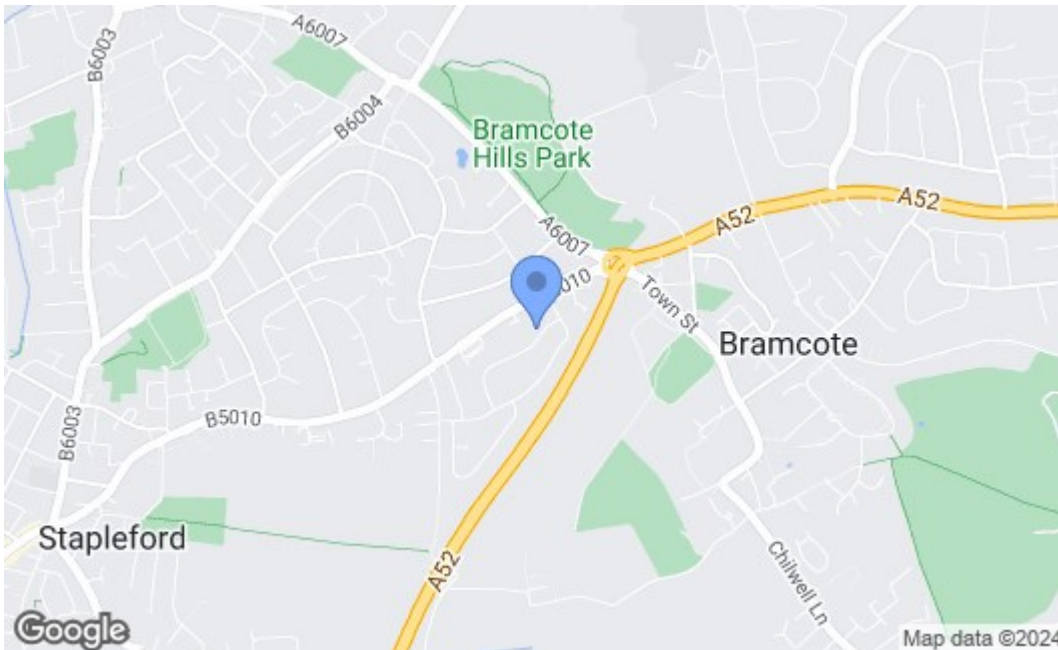
Other Material Issues – No



GROUND FLOOR
1096 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.9 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			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			
England & Wales		EU Directive 2002/91/EC	

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