



Balmoral Drive,  
Bramcote, Nottingham  
NG9 3FU

**£350,000 Freehold**





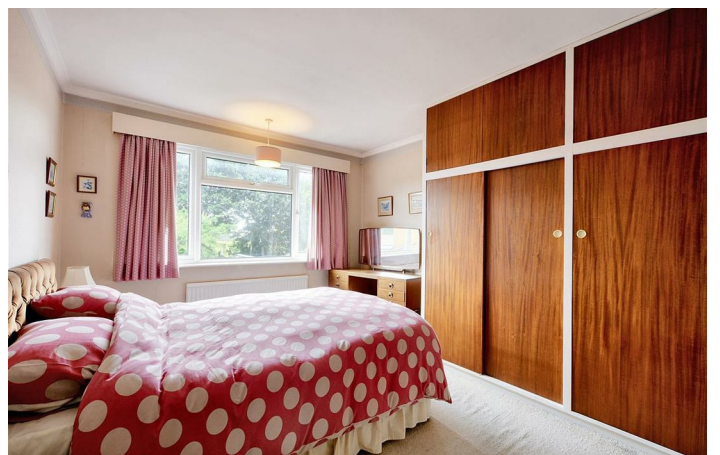
A spacious, three bedroom detached house with a detached garage.

Situated in this sought-after residential location, readily accessible for a variety of local shops and amenities including: schools, transport links, Queens Medical Centre and the A52 and M1 for journeys afield. This fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hall, dining room, lounge and kitchen to the ground floor, and to the first floor you will find: three good sized bedrooms, a family bathroom and separate WC.

Outside to the front of the property you will find a lawned garden with mature trees and shrubs, stocked borders and a blocked paved driveway providing off road car parking. Gated side access leads to the garage and private and enclosed rear garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked borders and fence boundaries.

Offered to the market with the benefit: UPVC double glazing, gas central heating, chain free vacant possession and huge potential for the incoming purchaser to renovate, reconfigure and extend, subject to necessary planning permissions, to suit their own needs and requirements. An early internal viewing comes highly recommended in order to be fully appreciated.





### Entrance Hall

UPVC double glazed entrance door, radiator, useful under stair storage cupboard, stairs to the first floor, a large built in storage cupboard and doors to the kitchen, lounge and dining room.

### Dining Room

11'2" x 10'11" (3.42m x 3.33m )

A carpeted reception room with UPVC double glazed window to the front and radiator.

### Lounge

13'10" x 10'11" (4.22m x 3.34m )

A carpeted reception room with UPVC double glazed sliding patio doors to the rear, radiator and feature gas fire with tiled hearth.

### Kitchen

10'4" x 10'0" (3.16m x 3.06m )

Fitted with a range of base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven with electric hob, tiled splashbacks, plumbing for a washing machine, space for a fridge freezer, radiator, UPVC double glazed window to the rear and side, UPVC door to the side, useful pantry housing the 'Worcester' boiler, and UPVC double glazed window to the side.

### First Floor Landing

UPVC double glazed window to the front and side, loft hatch, built in airing cupboard housing the hot water cylinder, and doors to the WC, bathroom and three bedrooms.

### Bedroom One

13'10" x 10'11" (4.23m x 3.34m )

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

### Bedroom Two

11'2" x 10'11" (3.42m x 3.33m )

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

### Bedroom Three

10'0" x 7'11" (3.07m x 2.43m )

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

### Bathroom

Comprising: a panelled bath, pedestal wash hand basin, vinyl flooring, tiled walls, UPVC double glazed window to the side, radiator and wall mounted, mirrored vanity unit.

### Separate WC

Fitted with a low level WC, vinyl flooring and UPVC double glazed window to the side.

### Outside

To the front of the property you will find a lawned garden with mature trees and shrubs, stocked borders and a blocked paved driveway providing off road car parking. Gated side access leads to the garage and private and enclosed rear garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked borders and fence boundaries.

### Garage

Double doors to the front, electricity and a window to the rear and side.

### 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

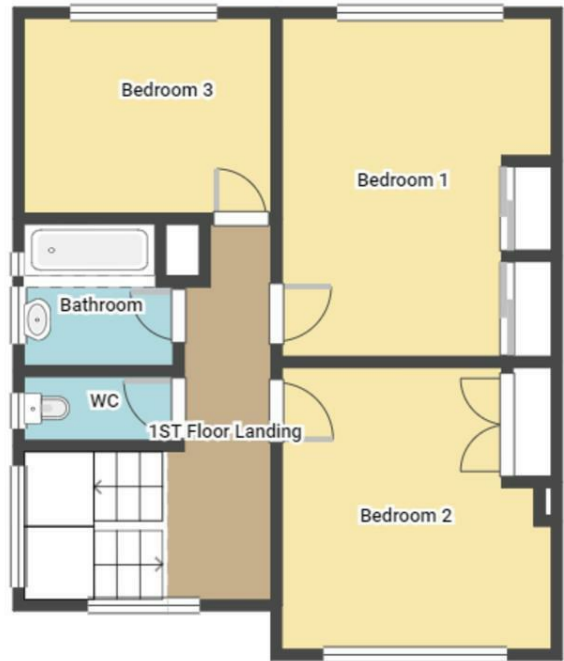
Has the Property Flooded?: No

### 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.



**Robert Ellis**  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         | 77        |
| (55-68) D   |  |                         |           |
| (39-54) E   |  | 51                      |           |
| (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 |           |

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