



Latimer Drive,  
Bramcote, Nottingham  
NG9 3HT

**£260,000 Freehold**



A three bedroom semi detached house with great potential.

Offering an excellent opportunity for the incoming purchaser to upgrade and re-model to their taste and requirements, this property is available to the market with the benefit of chain free vacant possession.

In brief, the internal accommodation comprises entrance hall, open plan lounge diner, and kitchen to the ground floor. Rising to the first floor is a landing, two double bedrooms, a further single bedroom, and bathroom.

Outside, the property has mature gardens to both front and rear, and a drive with an attached double garage beyond.

Occupying a sought after and established residential location, convenient for local shops, schools, parks and a range of other facilities.



## Entrance

uPVC double glazed entrance door leading to the hallway.

## Hallway

Radiator, stairs off to the first floor landing.

## Sitting Room

13'1" x 12'4" (4.01 x 3.77)

uPVC double glazed window to the front, radiator, gas fire with Adam-style surround, understairs cupboard.

## Dining Room

10'11" x 7'11" (3.33 x 2.43)

uPVC double glazed window, radiator.

## Kitchen

10'10" x 7'4" (3.31 x 2.25)

Fitted wall and base unit, work surfacing with tiled splashbacks, single sink and drainer with mixer tap, a 'Canon' gas cooker, plumbing for a washing machine, further appliance space, double glazed door to the exterior, uPVC double glazed window, wall mounted 'Worcester' boiler.

## First Floor Landing

uPVC double glazed window, loft hatch.

## Bedroom 1

9'9" x 8'9" (2.98 x 2.69)

uPVC double glazed window, radiator, fitted wardrobe.

## Bedroom 2

9'2" x 9'1" (2.80 x 2.77)

uPVC double glazed window, radiator, airing cupboard housing the hot water cylinder.

## Bedroom 3

9'7" x 6'5" (2.94 x 1.98)

uPVC double glazed window, radiator, cupboard.

## Bathroom

WC, pedestal wash hand basin, shower cubicle with 'Triton' shower over, fully tiled walls, uPVC double glazed window, radiator.

## Outside

To the front of the property there is an established garden with mature shrubs, drive with double garage beyond. Gated access leads to the rear garden. To the rear the property has an enclosed garden with patio and gravel area, various well stocked beds and borders with mature shrubs and trees.

## Garage

17'7" x 16'3" (5.36 x 4.97)

Up and over door to the front, composite pedestrian door to the side, window to the rear.

## Material Information

Freehold

Property Construction: Traditional Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas fired central heating

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None known

Rights and Easements: None known

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

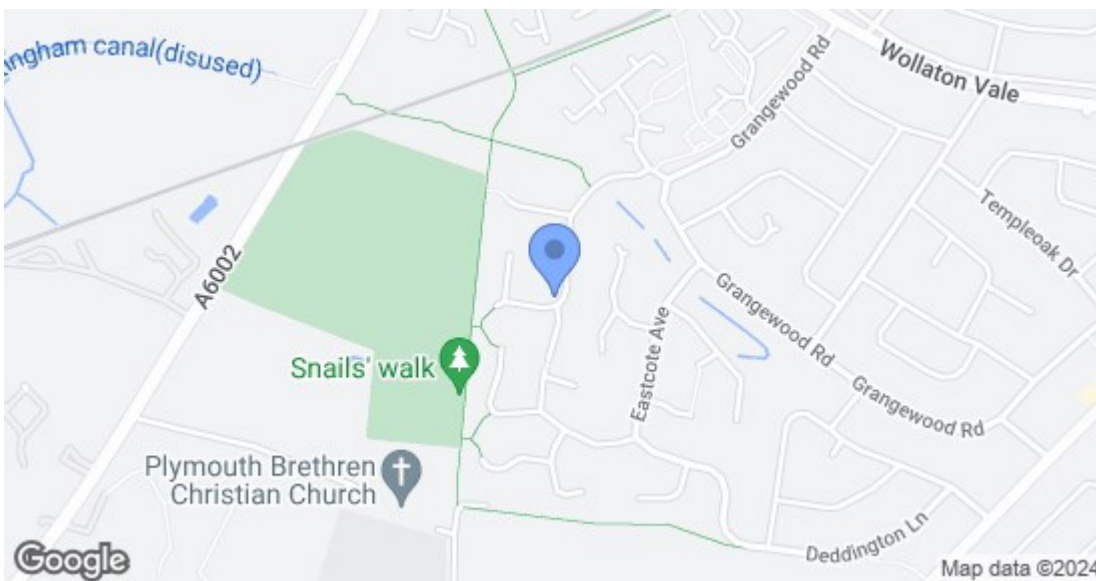
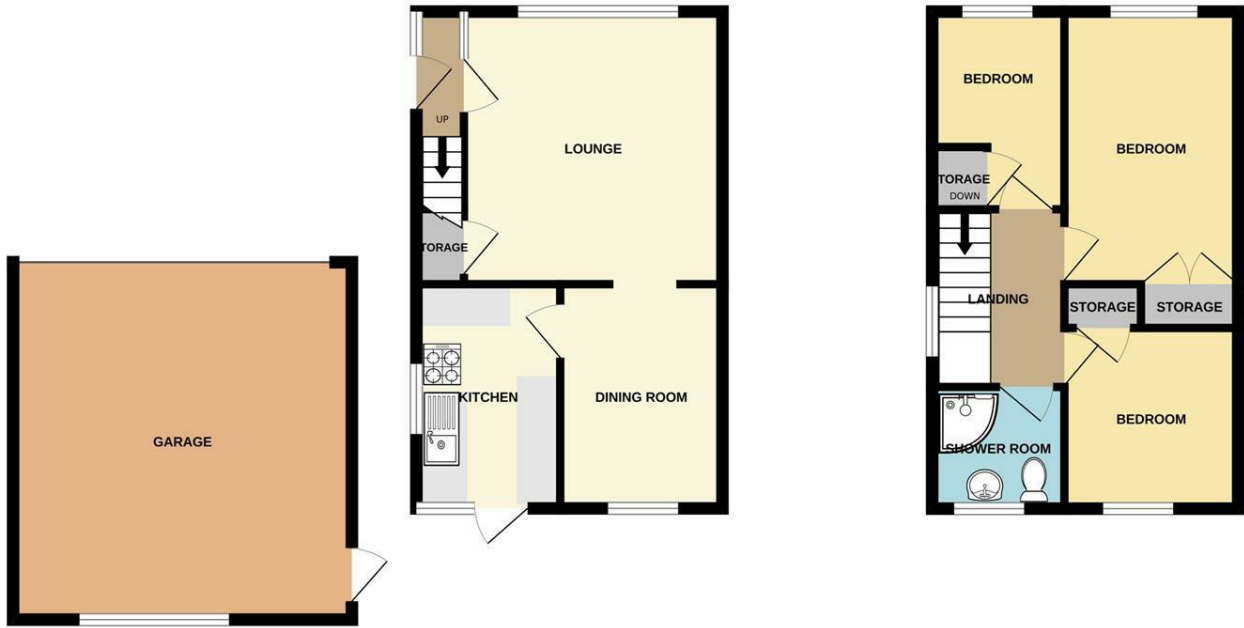
Has the Property Flooded?: No





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.