



Markham Road,
Bramcote, Nottingham
NG9 3BN

£230,000 Freehold



A deceptively spacious and versatile four bedroom end-terrace house.

Available to the market with the benefit of chain free vacant possession, this well-proportioned property would make an ideal home for a growing family though is likely to be of appeal to a variety of potential purchasers.

In brief the internal accommodation comprises: entrance hall, WC, kitchen diner, lounge and conservatory to the ground floor, rising to the first floor are four bedrooms and a bathroom.

Outside the property has a low maintenance, south facing, enclosed rear garden, and to the front has a terrace garden with shrubs.

Well Placed for easy access to the A52 and M1, local shops and park as well as a wide range of other amenities, this great property is well worthy of viewing.



Entrance Porch

UPVC double glazed entrance door and second UPVC entrance door leading to the hallway.

Entrance Hall

Stairs leading to the first floor, under stair storage cupboard, and radiator.

WC

Fitted with a low level WC, wall mounted wash hand basin with tiled splashback, radiator and UPVC double glazed window.

Kitchen Diner

18'6" x 10'5" (5.64m x 3.20m)

With a range of fitted wall and base units, work surfacing with tiled splashback, inset electric hob with air filter above, and electric oven below, single sink and drainer unit with hot and cold taps, plumbing for a washing machine, two UPVC double glazed windows, radiator and UPVC double glazed door to the porch.

Porch

UPVC double glazed door to the exterior, two wooden window, a tap and storage cupboard.

Lounge

13'8" x 11'2" (4.19m x 3.42m)

Double glazed patio door and radiator.

Conservatory

8'11" x 18'2" (2.72m x 5.56m)

Radiator, double glazed patio door leading to the garden and UPVC double glazed window.

First Floor Landing

With radiator and loft hatch.

Bedroom One

11'2" x 10'0" (3.42m x 3.05m)

UPVC double glazed window and radiator.

Bedroom Two

10'5" x 9'11" (3.19m x 3.03m)

UPVC double glazed window and radiator.

Bedroom Three

8'10" x 8'5" plus door recess (2.70m x 2.58m plus door recess)

UPVC double glazed window and radiator.

Bedroom Four

8'5" x 8'9" plus door recess (2.57m x 2.67m plus door recess)

UPVC double glazed window and radiator.

Bathroom

Fitted with a three piece suite comprising: low level WC, pedestal wash hand basin, bath with 'Triton' shower over, fully tiled walls, cupboard, radiator and UPVC double glazed window.

Outside

To the front the property has a terraced garden, with shrubs, steps down to the front door and to the rear the property has a enclosed garden with patio and timber shed.

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

Accessibility/Adaptions: None

Has the Property Flooded?: No

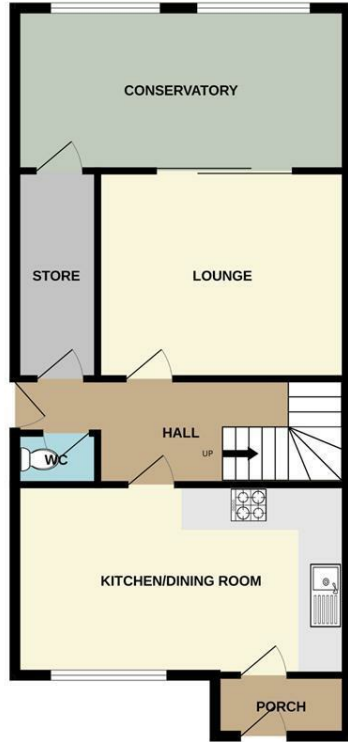
Disclaimer:

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.

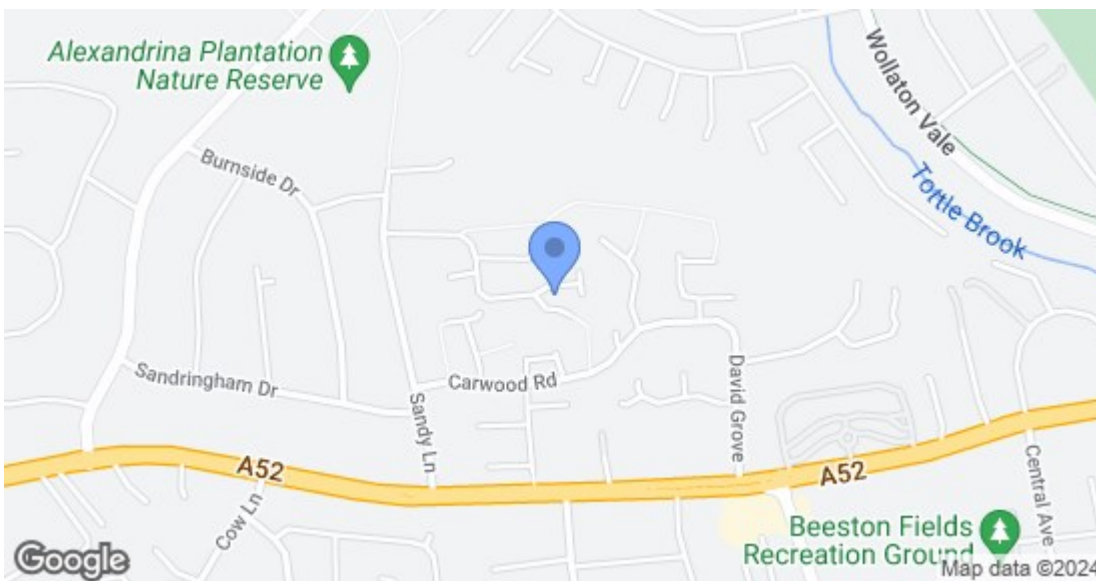
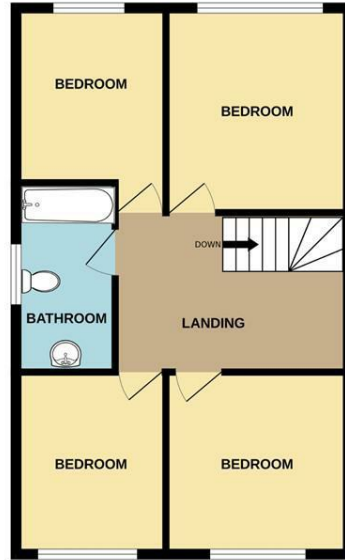


Robert Ellis
ESTATE AGENTS

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (55-68) D | | | |
| (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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