Robert Ellis

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Bramcote Avenue,
Beeston, Nottingham
NG9 4EY

£260,000 Freehold

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A well-presented three-bedroom semi-detached house with a conservatory to the rear.

Benefitting from a principle bedroom with en-suite and kitchen diner, this deceptively spacious property offers ready to move into accommodation that will appeal to a variety of potential purchasers but is considered ideal for a family.

In brief the internal accommodation comprises entrance hall, shower room, sitting room, kitchen diner and conservatory, rising to the first floor is a principle bedroom with en-suite and two further bedrooms.

Outside the property has a primarily lawned mature gardens to both front and rear, and a drive providing car standing with the garage beyond.

Available to the market with the benefit of chain free vacant possession and being situated in a sought-after and extremely convenient residential location, well placed for excellent transport links, local schools, shops and a wide variety of other facilities.

A recess porch shelters the wooden panelled entrance door.

Entrance Hall
With stairs leading to the first floor landing, radiator and understairs storage.

Shower Room
With fitments in white comprising WC, wash-hand basin inset to vanity unit, double-shower cubicle with mains control shower over, splashbacks, extractor fan, wall-mounted heated towel rail, UPVC double glazed window and a mirror fronted cabinet.

Sitting Room
14'11" x 10'7" (4.56m x 3.25m)
UPVC double glazed window, radiator, and a fuel effect gas fire with Adam-style surround.

Kitchen Diner
13'3" x 8'11" (4.06m x 2.72m)
Fitted wall and base units, work-surfacing with tiled splashbacks, one-and-a-half bowl sink with mixer tap, inset induction hob with extractor above, inset electric oven and grill, integrated dishwasher, fridge and freezer, plumbing for a washing machine, wooden window, radiator and patio doors leading through to the conservatory.

Conservatory
16'6" x 8'7" (5.05m x 2.64m)
UPVC double glazed windows and patio doors to the rear garden, radiator and storage cupboard housing the Baxi boiler.

First Floor Landing
UPVC double glazed window and loft-hatch.

Principle Bedroom
13'1" x 11'5" (3.99m x 3.49m)
UPVC double glazed window and radiator.

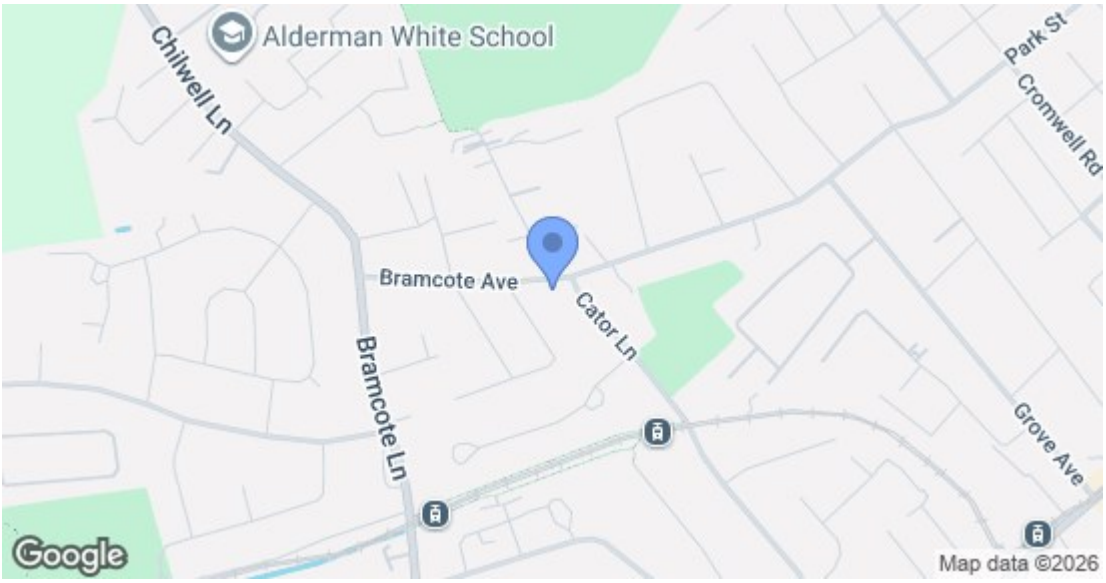
En-Suite
With WC, corner wash-hand basin, shower cubicle with Triton shower over, part-tiled walls, UPVC double glazed window, radiator and extractor fan.

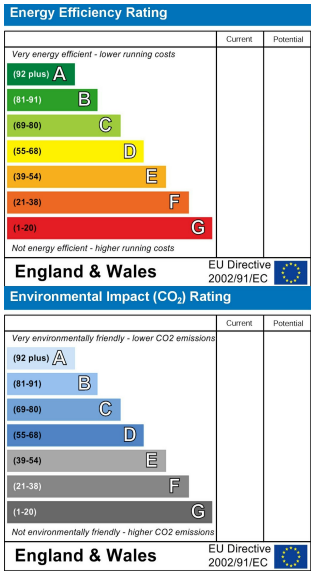
Bedroom Two
12'5" x 8'0" (3.81m x 2.45m)
UPVC double glazed window, radiator and mirror fronted fitted wardrobes.

Bedroom Three
8'7" x 8'0" (2.62m x 2.45m)
UPVC double glazed window and radiator.

Outside
To the front, the property has a primarily lawned garden with a hedge boundary and borders and a drive providing car standing with the garage beyond. To the rear the property has an enclosed primarily lawned garden with a patio and outside tap, yard area, a primarily lawned garden, stocked beds and borders with mature shrubs and trees and a timber shed.

Garage
17'4" x 12'6" decreasing to 7'9" (5.30m x 3.82m decreasing to 2.37m)
Pedestrian door and up and over door to the front, light and power, pedestrian door and window to the rear, fitted shelving, work bench and wall-mounted cupboard.





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.

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