



Westray Close, Bramcote, Nottingham, NG9 3GP
£220,000 Freehold


MARTIN&CO

Westray Close, Bramcote

2 Bedrooms, 1 Bathroom

£220,000

- Two Bedroom Semi-Detached House
- Cul-De-Sac Setting
- No Onward Chain
- Deceptively Spacious
- Enclosed Rear Garden
- Sought After Location
- Freehold

Quietly nestled towards the end of a peaceful cul-de-sac stands this well proportioned two bedroom semi-detached house situated in this sought after location. Being offered to the market with no onward chain the accommodation briefly comprises of an entrance hall, spacious lounge, kitchen/diner, two large double bedrooms and a modern fitted bathroom. Externally, the property offers an enclosed rear garden and a driveway.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL With a uPVC external door and opaque windows, fitted carpet and ceiling light.

LOUNGE 17' 6" x 13' (5.33m x 3.96m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, two ceiling lights and stairs to first floor.

KITCHEN/DINER 13' x 9' (3.96m x 2.74m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, cooker point, washing machine plumbing, vinyl floor covering, uPVC double glazed window to the rear elevation and external door to the garden, wall mounted radiator and ceiling light.

LANDING With a fitted carpet, loft hatch and ceiling light

MASTER BEDROOM 13' 9" x 5' (4.19m x 1.52m) With a fitted carpet, uPVC double glazed window to the front

elevation with views towards Wollaton Hall, wall mounted radiator and ceiling light.

BEDROOM TWO 13' 1" x 9' (3.99m x 2.74m) With a fitted carpet, uPVC double glazed window to the rear elevation, over stairs storage cupboard, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a P-shaped panelled bath with electric shower over, low flush w.c, pedestal wash hand basin, vinyl floor covering, chrome heated towel rail, part ceramic wall tiling, opaque uPVC double glazed window the side elevation and fitted ceiling spotlights

EXTERNAL The property enjoys an enclosed, westerly facing rear garden which is mainly laid to lawn with a patio area, mature shrubs and hedged and fenced boundary with gate access. To the front is a lawned garden with driveway providing off road parking.







Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG
T: 0115 9225555 • E: beeston@martinco.com

0115 9225555

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

