



**Sandgate, Bramcote, Nottingham, NG9 3BS**  
£225,000 Freehold

  
**MARTIN&CO**



## Sandgate, Bramcote

4 Bedrooms, 1 Bathroom

£225,000

- Four Bedroom End Terrace
- Popular Location
- Spacious Interior
- Corner Plot
- Low Maintenance Rear Garden
- On Road Parking
- No Onward Chain

Situated in this popular residential location affording great transport links stands this spacious, four bedroom end terrace. Suiting investors and those looking for a well proportioned home alike the accommodation briefly comprises of an entrance hall with cloakroom, a generously sized living room and kitchen/diner to the ground floor. To the first floor are four good sized bedrooms alongside a family bathroom. Externally, the property has an enclosed



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

rear garden and on road parking is available. Being offered with no onward chain, early viewing is strongly recommended.

**HALLWAY** Accessed via an external uPVC door with wood effect vinyl flooring, storage cupboard, stairs rising to the first floor, under stairs storage cupboard and ceiling light.

**LIVING ROOM** 18' 9" x 11' 0" (5.72m x 3.35m) With wood effect laminate flooring, two uPVC double glazed windows to the front elevation, gas fire, wall mounted radiator and two ceiling lights.

**KITCHEN/DINER** 18' 5" x 10' 3" (5.61m x 3.12m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset hob with extractor hood over, wood effect laminate flooring, uPVC double glazed windows to the rear elevation and external door to the rear garden, wall mounted radiator and two ceiling lights.

**CLOAKROOM** Comprising of a low flush w.c., corner half pedestal wash hand basin, tiled flooring, wall mounted radiator, opaque uPVC double glazed window to the side elevation and ceiling light.

**LANDING** With fitted carpet, loft hatch and ceiling light.

**MASTER BEDROOM** 11' 3" x 10' 1" (3.43m x 3.07m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO** 10' 5" x 10' 1" (3.18m x 3.07m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM THREE** 8' 10" x 8' 4" (2.69m x 2.54m) With fitted carpet, uPVC double glazed window to the rear elevation, fitted wardrobe, wall mounted radiator and ceiling light.

**BEDROOM FOUR** 8' 7" x 8' 5" (2.62m x 2.57m) With

fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BATHROOM** Comprising of a bath with electric shower over, low flush w.c., pedestal wash hand basin, tiled flooring, opaque uPVC double glazed window to the side elevation, wall mounted radiator and ceiling light.

#### EXTERNAL

The property sits on a corner plot and enjoys an enclosed rear garden which is mainly paved with raised planting beds, fenced boundary and gate access. There is a laid to lawn garden at the front with a range of mature shrubs and trees and on road parking is available.













## Martin & Co Beeston

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

**0115 9225555**

<http://www.martinco.com>

**MARTIN&CO**

**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.