

HoldenCopley

PREPARE TO BE MOVED

Westray Close, Bramcote, Nottinghamshire NG9 3GP

£180,000

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NO UPWARD CHAIN...

Nestled within a quiet cul-de-sac, this two-bedroom semi-detached bungalow presents the perfect opportunity for those seeking a peaceful abode without compromise. Offered to the market with the added advantage of no upward chain, this property exudes potential. From shops to healthcare facilities, everything you need is within reach, while attractions like Wollaton Hall and Deer Park beckon just a short stroll away. For those venturing further afield, excellent transport links abound, with bus stops within walking distance and Beeston or Nottingham train stations a mere stone's throw away, promising effortless journeys to distant destinations. Stepping inside, an entrance hall leading onto a spacious living room, and a fitted kitchen, while two comfortable bedrooms are serviced by a three-piece bathroom suite. Outside, a driveway leads to a garage, providing convenient parking solutions, while the well-maintained garden to the rear offers a serene oasis for outdoor enjoyment and entertaining.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Single Garage
- Enclosed Garden
- Quiet Cul-De-Sac
- Must Be Viewed



ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, an in-built double door cupboard, and a single UPVC door providing access into the accommodation.

Kitchen

7'10" x 5'1" (2.41m x 1.57m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, carpeted flooring, tiled splashback, and a UPVC double-glazed window to the front elevation.

Living Room

10'4" x 16'0" (3.15m x 4.88m)
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, a wall-mounted electric fireplace, coving to the ceiling, and a TV point.

Bedroom One

8'9" x 13'1" (2.68m x 4.00m)
The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and fitted wardrobes.

Bedroom Two

10'5" x 7'11" (3.20m x 2.42m)
The second bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

Bathroom

5'1" x 6'1" (1.55m x 1.87m)
The bathroom has a low level W/C, a wash basin, a panelled bath with an overhead shower fixture, a column radiator with a chrome towel rail, tiled flooring, fully tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the garage, an outdoor tap, and various plants.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, various plants and shrubs, fence panelling, and access into the garage.

ADDITIONAL INFORMATION

Broadband – Openreach, CityFibre, Virgin Media
Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)
Phone Signal – Most 3G / 4G / 5G
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – Low risk of flooding
Non-Standard Construction – No

DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

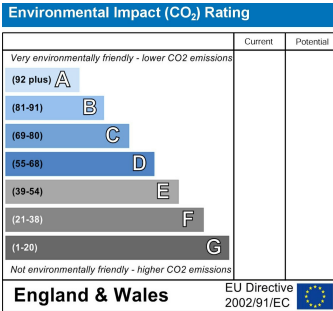
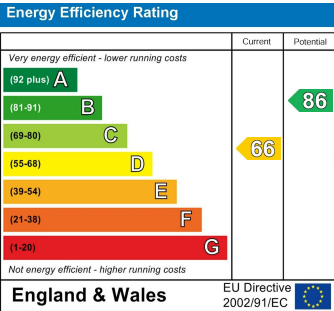
Council Tax Band Rating - Gedling Borough Council - Band G
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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