

HoldenCopley

PREPARE TO BE MOVED

Latimer Drive, Bramcote, Nottinghamshire NG9 3HT

Guide Price £240,000 - £250,000

Latimer Drive, Bramcote, Nottinghamshire NG9 3HT



GUIDE PRICE £240,000 - £250,000

SEMI DETACHED HOUSE...

This semi-detached house is ideally situated on a no-through road in a sought-after area, offering easy access to Bramcote Hills Park, local shops, and a variety of other amenities. With its versatile layout, this property is perfect for a wide range of buyers, from first-time homeowners to those looking for their next family home. The ground floor features a welcoming hallway leading into a spacious living room, perfect for relaxation and entertaining. The modern fitted kitchen, with access to the rear garden, is ideal for cooking and family meals. Upstairs, you will find two generously sized double bedrooms and a stylish three-piece bathroom suite. Outside, the front of the property benefits from a well-maintained block-paved driveway, courtesy lighting, and attractive shrubs and plants. The gated access leads to the rear, where you'll find an enclosed garden with a patio area, perfect for outdoor dining, a garage, and a delightful selection of shrubs, bushes, and trees. There's also a slated seating area, an outside tap, and fence panelled boundaries, offering a peaceful and private outdoor retreat.

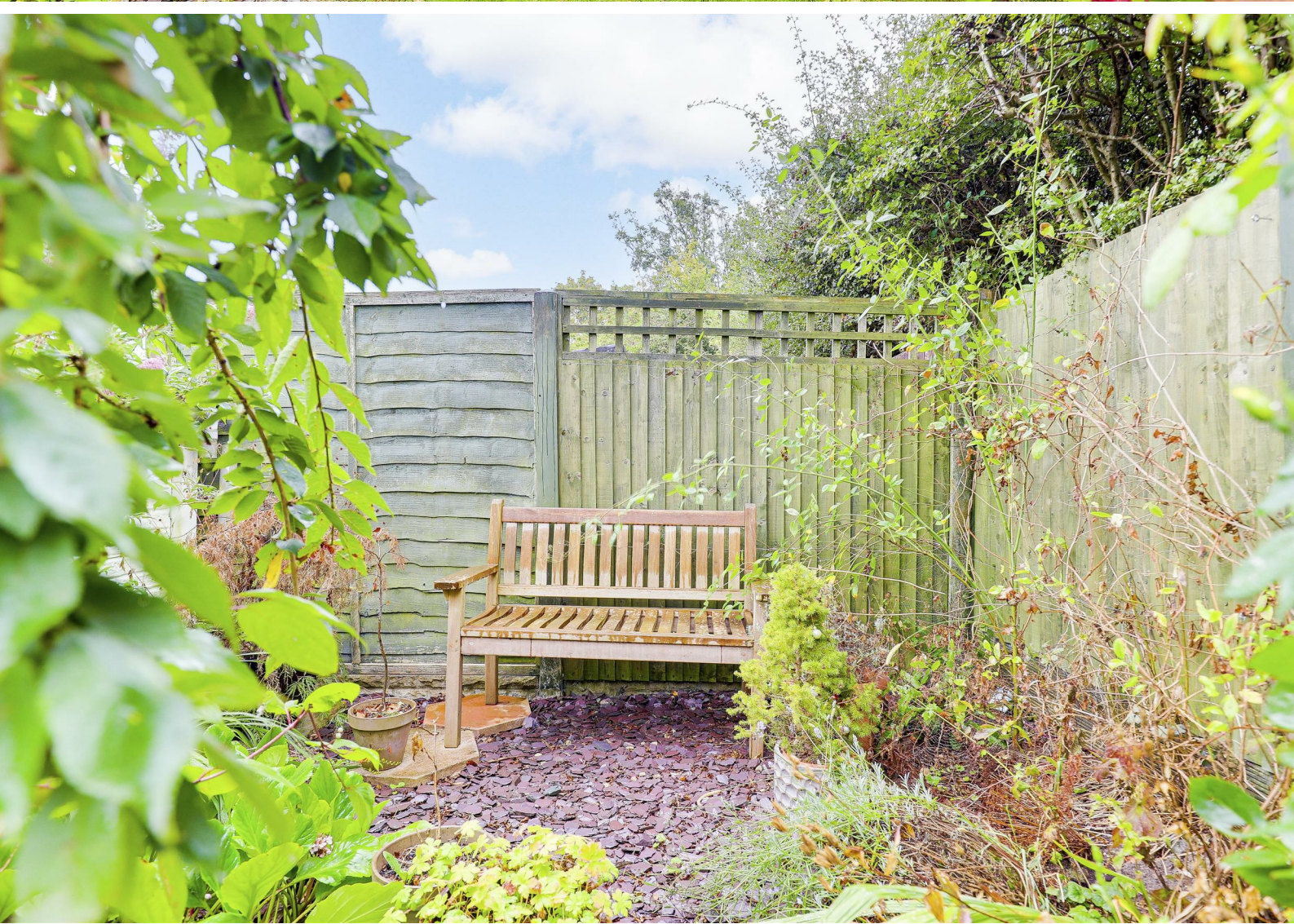
MUST BE VIEWED





- Semi Detached House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Nest heating controlled
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Hallway

5'5" x 4'6" (1.67m x 1.38m)

The hallway has wood-effect flooring, full height UPVC double glazed windows to the front and side elevation, and a UPVC door providing access into the accommodation.

Living Room

12'11" x 17'8" (3.95m x 5.40m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a feature fireplace with a decorative surround, coving to the ceiling, and carpeted flooring.

Kitchen

9'6" x 12'10" (2.90m x 3.93m)

The kitchen has a range of fitted base and wall units with laminate worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, an integrated microwave, a ceramic hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, a radiator, space for a dining table, Karndean flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

9'0" x 13'1" (2.75m x 3.99m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and laminate flooring.

Bedroom Two

9'4" x 11'1" (2.85m x 3.38m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes with sliding doors, and carpeted flooring.

Bathroom

8'4" x 4'9" (2.56m x 1.45m)

The bathroom has a UPVC double glazed window to the side elevation, a low level flush W/C, a vanity-style wash basin, a *P* shaped bath with a wall-mounted rainfall and handheld shower head and shower screen, a chrome heated towel rail, recessed spotlights, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, planted shrubs, bushes and plants, a block paved driveway, and gated access to the rear garden,

Rear

To the rear of the property is an enclosed garden with a patio area, an outside tap, access to the garage, various planted shrubs, bushes and trees, a slated seating area, fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band B

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

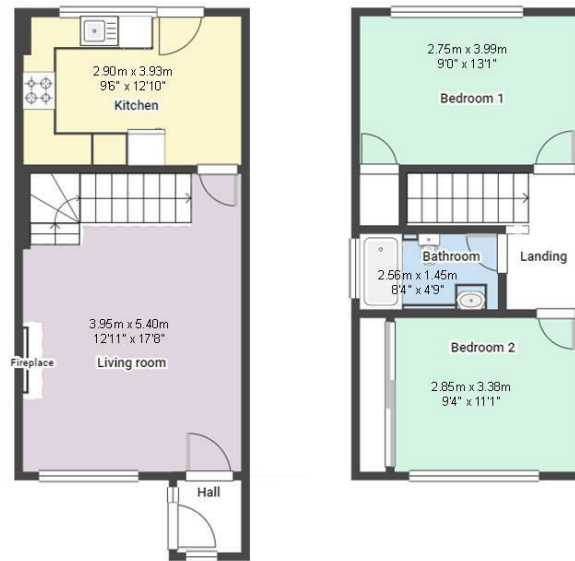
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk