



Three Bedroom Detached House located in Bramcote.

Offers Over
£520,000

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M | **MERRITT ESTATES**
LETTINGS & PROPERTY MANAGEMENT

**65 Thoresby Road
Bramcote
Nottingham
NG9 3EP**

FULL DESCRIPTION

Merritt Estates are delighted to bring to the market this immaculately presented 3 double bedroom detached family home. Having been refurbished throughout and extended to the rear, viewing comes highly recommended. Accommodation briefly comprises of an entrance hallway & porch leading to the open plan living and dining space. With views of both the front and rear aspect. A modern re-fitted kitchen with integrated appliances and breakfast bar, this leads to a breakfast room or snug, perfect for growing families. An integrated garage with plumbing for appliances and sink, downstairs w/c. To the first floor, three double bedrooms with the master benefiting from a walk in. A modern family bathroom with separate shower and bath, heated towel radiator, W/C & wash hand basin.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property Ombudsman
Externally, to the front a blocked paved driveway with ample parking for several vehicles, access to the garage. To the rear a recently landscaped garden, having been completed to a high standard and benefiting from paving, raised borders, pergola and lighting.
Internal viewing comes highly recommended to fully appreciate the standard of accommodation on offer.



3



1



2



D



C



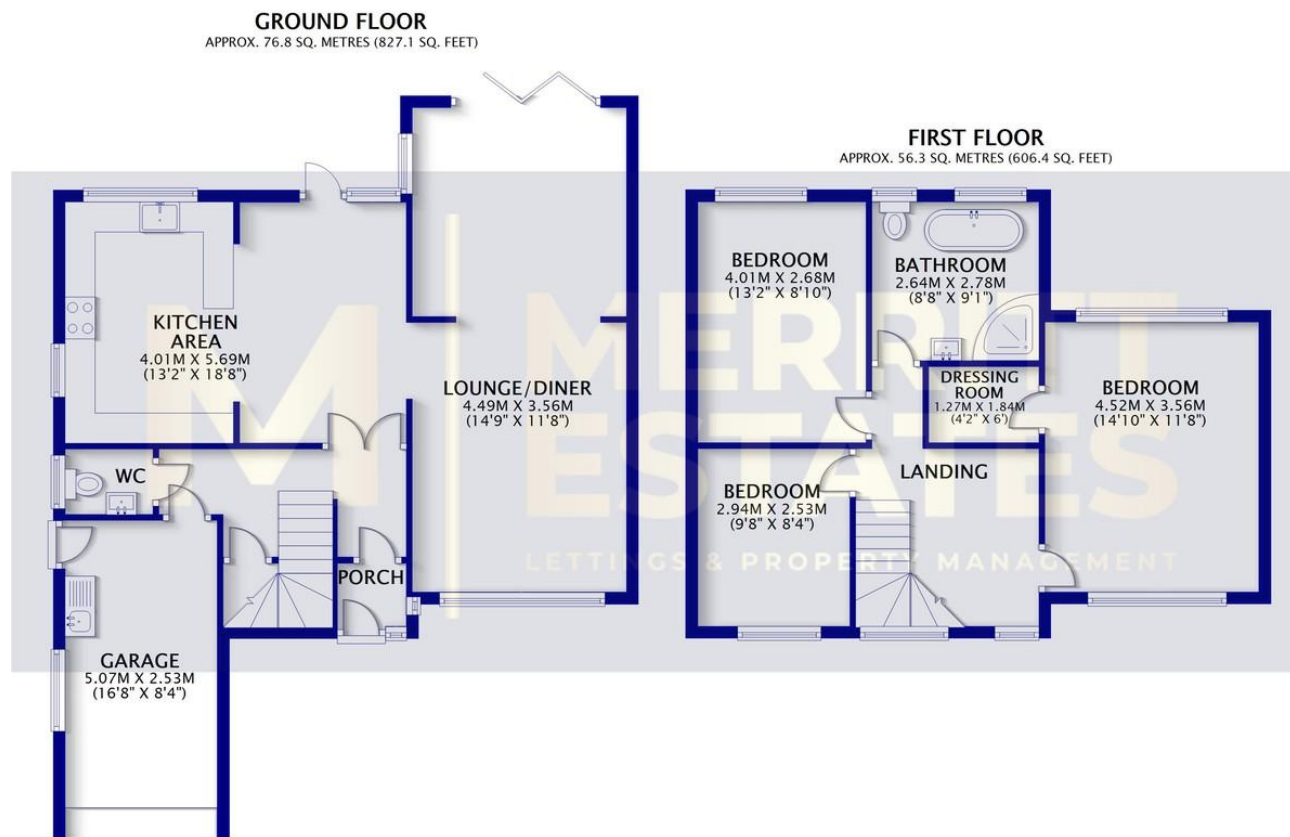
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



CONTACT

Q106 The Quadrant, Nuart
Road, Beeston, Nottingham,
Nottinghamshire, NG9 2NH

E info@merrittstates.com

T 01156463924

www.merrittstates.com

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