



Balmoral Drive,
Bramcote, Nottingham
NG9 3FU

£319,000 Freehold



A well located, two-bedroom, detached bungalow with the benefit of off-road parking and a large rear garden.

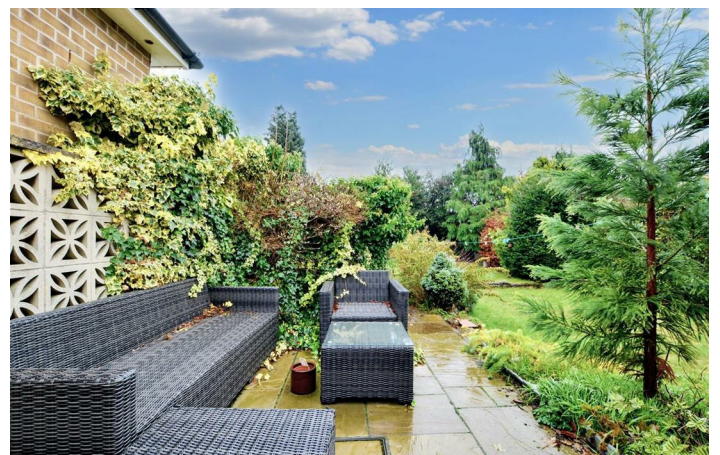
This property would make an ideal purchase for a large variety of buyers including anyone looking to downsize locally or any purchasers looking to relocate to this convenient residential location.

Situated within the popular suburb of Bramcote, you are just a short distance away from a variety of local amenities including shops, schools, public houses, healthcare facilities and Wollaton Hall and Deer Park. There is also the benefit of Nottingham City Centre, and The Queen's Medical Centre within close proximity. The location of the property also means you are within walking distance to bus links providing easy access in and around the city and you are a short distance away from Beeston or a Nottingham train station for journeys further afield.

In brief, the internal accommodation comprises; entrance hall, living room, breakfast kitchen, two double bedrooms and family bathroom.

Outside to the front of property there is a garden with mature shrubs and a driveway to the side that leads to the car port beyond, there is also the benefit of an electric car charging point to the of the side external wall. The rear garden is enclosed and primarily lawned with mature shrubs and a summer house.

Offered to the market with the benefit no upward chain, an early internal viewing comes highly recommended in order to be fully appreciated.



Entrance Hallway

Composite door through to the entrance hall with hard wood flooring and access to storage cupboard housing a wall mounted boiler.

Lounge

17'3" x 11'4" (5.28m x 3.47m)

Hard wood flooring, with radiator, gas fire and UPVC double glazed window to the front aspect.

Breakfast Kitchen

18'2" x 9'8" (5.56m x 2.95m)

Fitted with a range of wall, base and drawer units, work surfaces with tiled splashback, stainless steel sink and drainer unit with mixer tap, integrated electric oven and grill, inset electric with air filter over, integrated dishwasher, space and plumbing for washing, further appliance space, tiling to floor, spot lights to ceiling, radiator, UPVC double glazed window to the side and UPVC double glazed door to the side and door leading to the inner lobby.

Inner Lobby

With carpet flooring and loft access.

Bedroom One

11'10" x 9'11" (3.62m x 3.03m)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Two

10'0" x 9'11" (3.07m x 3.03m)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bathroom

Fitted with a three piece suite comprising; panelled bath with mains power over and glass splash screen, pedestal wash hand basin, low level WC, tiling to walls, laminate flooring, radiator and two obscure windows to the side.

Outside

Outside to the front of property there is a garden with mature shrubs and a driveway to the side that leads to the car port beyond, there is also the benefit of an electric car charging point to the of the side external wall. The rear

garden is enclosed and primarily lawned with mature shrubs and a summer house.

Council Tax Band

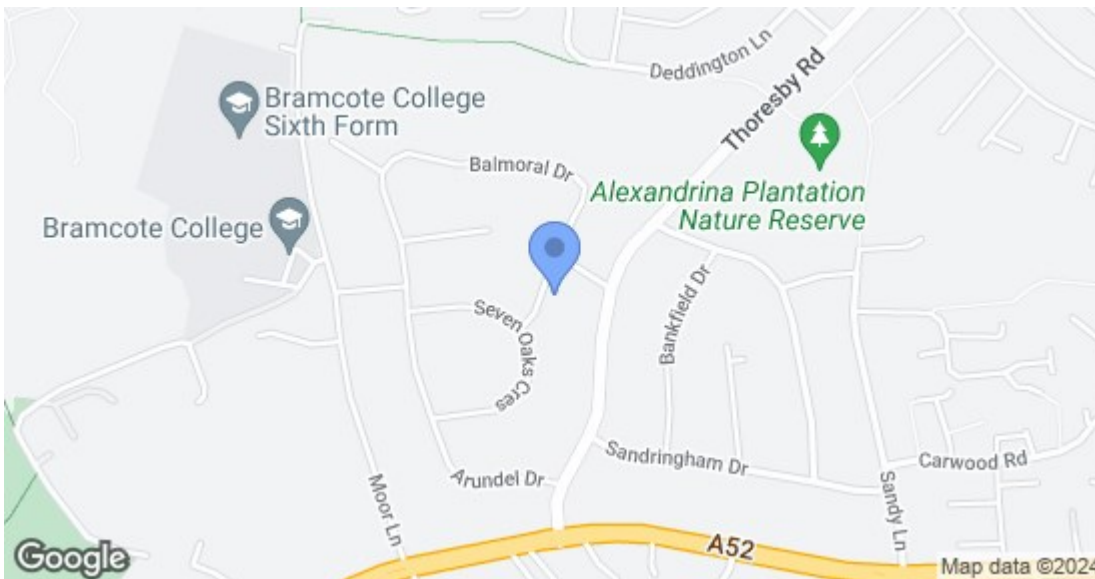
Broxtowe Borough Council Band D



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.