

Robert Ellis

look no further...



Buttermere Drive,
Bramcote, Nottingham
NG9 3BL

£265,000 Freehold

0115 922 0888



/robertellisestateagent



@robertellisea

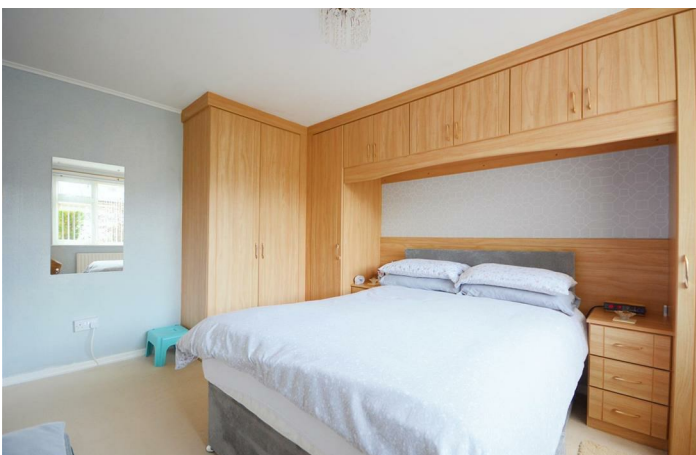


A two Bedroom detached bungalow with off street parking, garage and low maintenance rear garden.

Robert Ellis are delighted to bring to the market this well presented detached bungalow situated within a quiet cul-de-sac. The property is constructed of brick and benefits from gas central heating and double glazing and an internal viewing is highly recommended.

The property briefly comprises of an entrance hallway, kitchen with fitted appliances, lounge, three piece family bathroom suite and two generous bedrooms, both benefiting from fitted wardrobes. To the outside there is a front garden with ample off street parking and access into the garage. To the rear there is a low maintenance enclosed garden with decking, gravel and mature flower beds.

Located in the popular residential town of Bramcote, close to a wide range of local schools, shops and parks. The property boasts fantastic transport links and has easy access to major road links such as the A52 and M1.



Entrance Hall

Composite front door, laminate flooring, radiator and ceiling light.

Kitchen

8'6 x 7'4 approx (2.59m x 2.24m approx)

UPVC double glazed window to the front, tiled flooring, wall, base and drawer units with work surfaces over and inset sink and drainer, electric oven, gas hob and extractor over, space for a fridge freezer and washing machine and ceiling light.

Lounge

10'6 x 16'6 approx (3.20m x 5.03m approx)

UPVC double glazed windows to the front and side, carpeted flooring, radiator, gas fire and ceiling light.

Bedroom 1

12'9 x 9'6 approx (3.89m x 2.90m approx)

UPVC double glazed window to the rear, carpeted flooring, fitted wardrobes, radiator and ceiling light.

Bedroom 2

8'4 x 9'3 to 7'7 approx (2.54m x 2.82m to 2.31m approx)

UPVC double glazed French doors to the rear, carpeted flooring, fitted wardrobes and ceiling light.

Bathroom

5'2 x 7' approx (1.57m x 2.13m approx)

Obscure UPVC double glazed window to the side, vinyl flooring, low flush w.c., pedestal wash hand basin, radiator, bath with shower over and ceiling light.

Outside

There is a front garden with off street parking and giving access into the garage.

To the rear of the property there is a low maintenance garden with decking, gravel and mature shrubs and flower beds.

Garage

With power and lighting.

Council Tax

Broxtowe Borough Council Band C

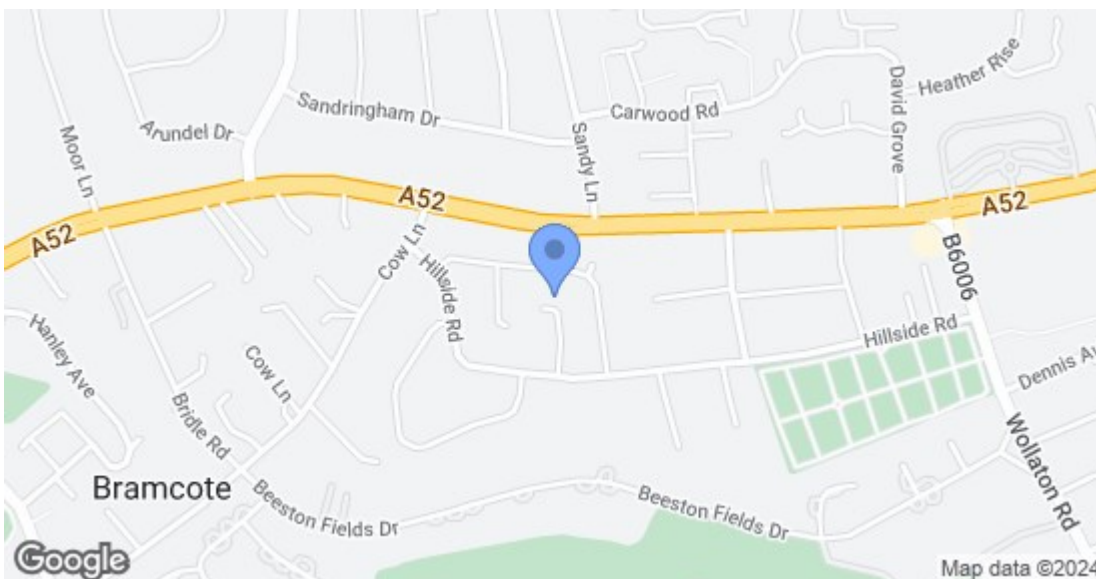


GROUND FLOOR



14 BUTTERMERE DRIVE, BRAMCOTE

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			86
(81-91) B			
(69-80) C		69	
(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	

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