



Kilburn Close,  
Bramcote, Nottingham  
NG9 3FG

**£295,000 Freehold**



A modern three-bedroom, semi-detached property in a popular residential location.

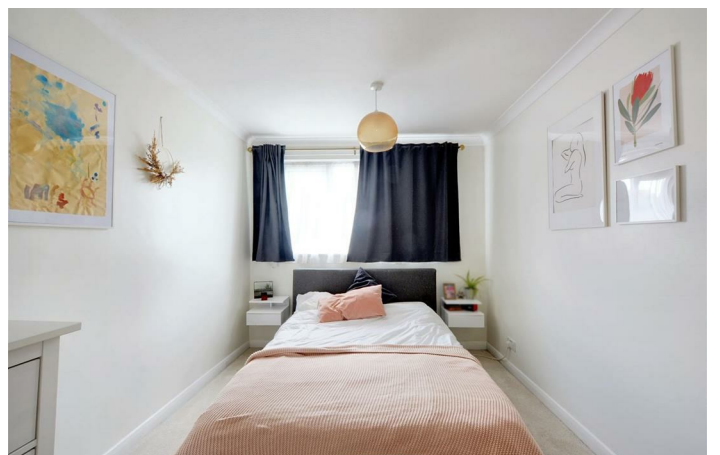
Situated in Bramcote, you are close to a wide range of amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This delightful property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises, entrance hall, open plan living dining room, and kitchen to the ground floor. Then rising to the first floor are three bedrooms and family bathroom.

Outside the property to the front is a wild garden perfect for the bee's and gated access to the rear. This is lawned with a seating area.

Having been well maintained by the currently vendors this great property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Entrance Hall

Composite door through to the entrance hall with laminate flooring, radiator, and double doors through to the living room.

### Lounge

13'6" x 12'0" (4.11 x 3.66)

Laminate flooring, with radiator, fitted under stairs storage and UPVC double glazed window to the front aspect.

### Dining Room

10'5" x 8'3" (3.17 x 2.51)

Laminate flooring, with radiator and UPVC double glazed French doors to the rear garden.

### Kitchen

11'0" x 8'2" (3.35 x 2.49)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap, inset electric hob with extractor fan above and integrated appliances to include electric oven, fridge freezer and washing machine. UPVC double glazed windows to the rear and side aspect.

### First Floor Landing

Access to the loft hatch and UPVC double glazed window to the side aspect.

### Bedroom One

12'8" x 8'6" (3.86 x 2.59)

Carpeted room, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### Bedroom Two

9'1" x 9'1" (2.77 x 2.77)

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

### Bedroom Three

10'0" x 6'10" (3.05 x 2.08)

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

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above and glass shower screen, part tiled walls,

heated towel rail and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a wild garden perfect for the bee's and driveway with ample off-street parking and gated side access. The enclosed rear is primarily lawned, with some raised vegetable patches, a seating area, and fenced boundaries.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

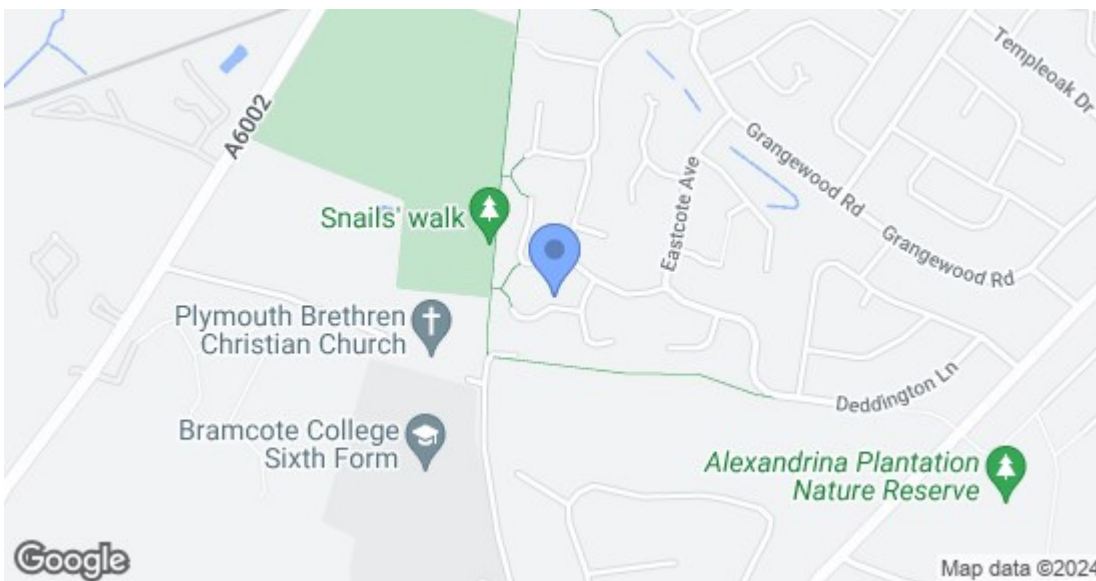
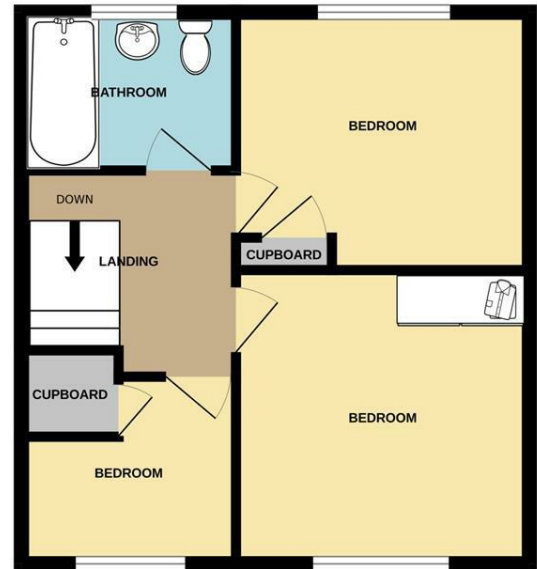
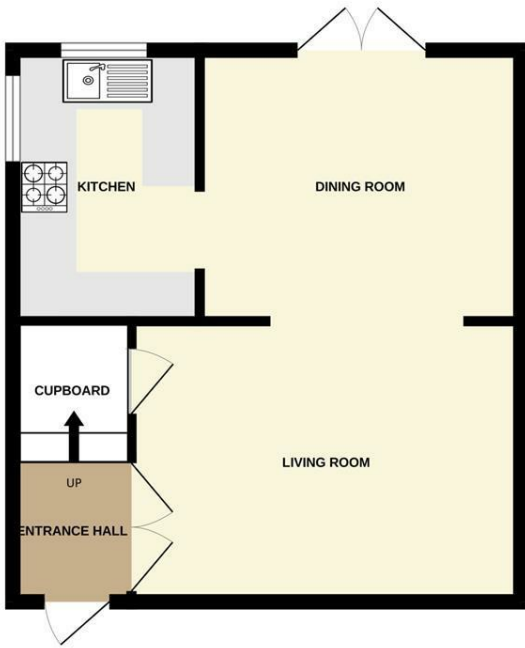
Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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