

# Robert Ellis

*look no further...*



Hanley Avenue,  
Bramcote, Nottingham  
NG9 3HF

**£240,000 Freehold**

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Situated in the peaceful town of Bramcote, you are ideally placed for access to connecting roads such as the M1 and the A52, and a wide range of local amenities including parks, shops, public houses, healthcare facilities and transport links.

This well presented property would be considered a great opportunity for a number of buyers including first time purchasers, young professionals and families.

In brief the internal accommodation comprises; an entrance hall, open plan lounge diner, kitchen, conservatory and study to the ground floor. Then rising to the first floor are three bedrooms, shower room and separate WC.

Outside the property has a low maintenance front garden that is primarily paved. The enclosed rear has a paved seating area and lawned space beyond.

Having been revamped by the currently vendors this delightful 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

UPVC double glazed door through to the entrance hall with laminate flooring and radiator.

### Living Dining Room

13'0" x 20'2" (3.97 x 6.15 )

Good sized reception room, with laminate flooring, two radiators, three UPVC double glazed windows to the front aspect and a sliding door out to the conservatory.

### Conservatory

11'3" x 8'2" (3.45 x 2.51 )

Laminate flooring, with radiator and aluminium double glazed windows and door out to the rear garden.

### Kitchen

10'9" x 9'2" (3.28 x 2.80 )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap. Space and fittings for freestanding appliances to including 5 ring gas cooker, double fridge freezer and washer dryer. Tiled flooring, wall mounted boiler and UPVC double glazed door to the rear garden.

### Study

5'8" x 9'3" (1.73 x 2.84)

Laminate flooring with radiator and useful understairs storage space.

### Landing

Landing space with laminate flooring, access to a cupboard housing the water tank and the loft hatch.

### Bedroom One

13'1" x 9'8" (3.99 x 2.96 )

A double bedroom, with laminate flooring, radiator, built in storage cupboard and three UPVC double glazed windows to the front aspect.

### Bedroom Two

13'8" x 9'3" (4.19 x 2.82 )

A double bedroom, with laminate flooring, radiator and two UPVC double glazed windows to the rear aspect.

### Bedroom Three

6'2" x 10'9" (1.89 x 3.29 )

A spacious single bedroom with laminate flooring, radiator, built in storage cupboard and two UPVC double glazed windows to the front aspect.

### Shower Room

Two piece suite incorporating a walk in electric power shower and wash hand basin, tiled walls, radiator, vinyl flooring and UPVC double glazed window to the rear aspect.

### WC

Low flush WC and UPVC double glazed window to the rear aspect.

### Outside

The front of the property is split into a pebbled and block paved sections with a footpath to the entrance. The enclosed rear is primarily lawned with a paved seating area, hedged boundaries and gated access to the rear.

### Material Information

Freehold

Property Construction: Steel Frame

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Solar Panels: No

Building Safety: No Obvious Risk

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

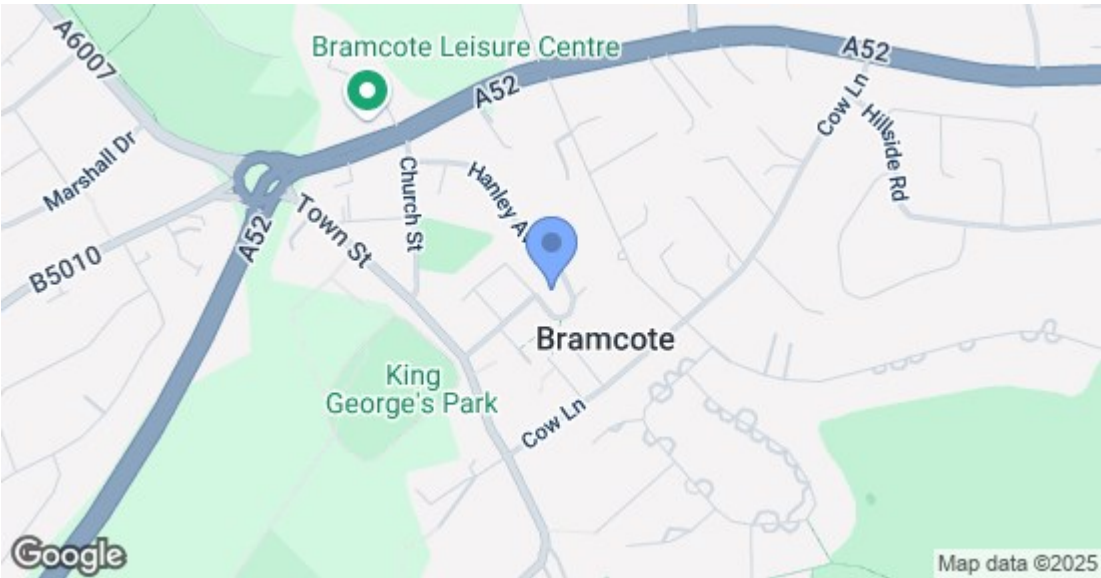
### Disclaimer:

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.





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ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		64
(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 <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		
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