

# Robert Ellis

*look no further...*



Town Street,  
Bramcote, Nottingham  
NG9 3HA

**Offers Over  
£340,000 Freehold**

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Located in the popular area of Bramcote, Nottingham, this delightful house on Town Street offers a perfect blend of comfort and convenience. With spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned living areas are ideal for family gatherings or quiet evenings at home.

The house features three bedrooms, each designed to create a peaceful retreat. Whether you are looking for a guest room, a home office, or a child's bedroom, this property accommodates all your needs. The bathroom is well-appointed, ensuring that daily routines are both practical and pleasant.

One of the standout features of this home is the parking space available, a rare find in many urban settings. This added convenience allows for easy access and peace of mind.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an excellent choice for first time buyers, families and young professionals alike. With its appealing layout and prime location, this house on Town Street is a wonderful opportunity for those seeking a new home in Nottingham. Don't miss the chance to make this charming property your own.



## Porch

Entrance door with flanking window, tiled flooring and a composite door leading to the entrance hall.

## Entrance Hall

Laminate herringbone flooring, two radiators, stairs to the first floor, window to the side, a large under stairs storage cupboard and doors to the dining room and lounge.

## Lounge

14'5" x 10'11" (4.41m x 3.34m )

Laminate herringbone flooring, double glazed bay window to the front, radiator, log burner with tiled hearth and exposed brick chimney breast.

## Dining Room

12'1" x 10'11" (3.7m x 3.34m )

A carpeted reception room with two brass period radiators, log burner with brick hearth, and an opening into the kitchen living diner.

## Kitchen Living Diner

19'5" reducing to 7'10" x 16'10" reducing to 8'3" (5.92m reducing to 2.41m x 5.14m reducing to 2.53m)

Tiled flooring, two feature roof lights, double glazed bi-fold doors to the rear, double glazed window to the rear, a range of modern wall and base units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, a Range cooker with five burner gas hob, tiled splashback and extractor fan over, integrated fridge freezer and dishwasher, plumbing for a washing machine, a breakfast bar and spotlights to ceiling.

## First Floor Landing

Window to the side, loft hatch and doors to the bathroom and three bedrooms.

## Bedroom One

12'2" x 10'11" (3.73m x 3.35m )

A carpeted double bedroom with feature panelled wall, radiator, double glazed window to the rear, and period feature fireplace.

## Bedroom Two

10'11" x 10'8" (3.35m x 3.27m )

A carpeted double bedroom with radiator and double glazed window to the front.

## Bedroom Three

9'10" x 7'8" (3.02m x 2.36m )

A carpeted bedroom with fitted wardrobes, double glazed window to the front and radiator.

## Bathroom

Incorporating a three-piece suite comprising: panelled bath with shower over, wash-hand basin inset to vanity unit, high-flush WC, tiled splashbacks, laminate flooring, wall-mounted heated towel rail, and built-in storage cupboard.

## Outside

To the front of the property you will find a blocked paved driveway offering car standing for two vehicles, stocked borders, and gated side access leading to the well-maintained private and enclosed rear garden which includes a newly laid patio overlooking the lawn beyond, a range of mature trees and shrubs, and stocked borders.

## Garage

Double garage doors to the front, and a pedestrian door and window to the side.

## 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

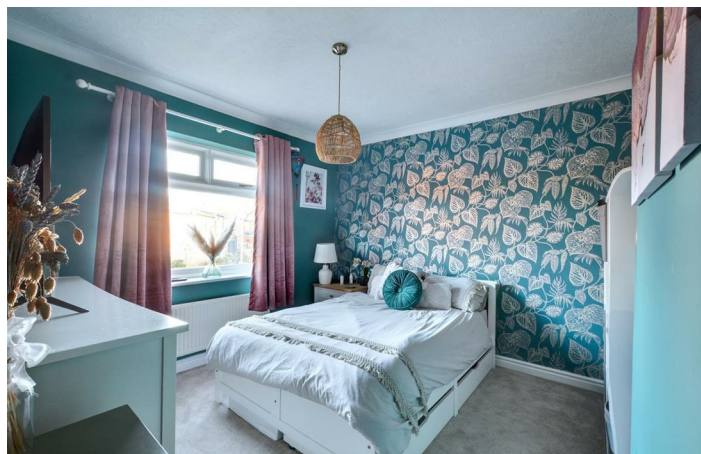
Accessibility/Adaptions: None

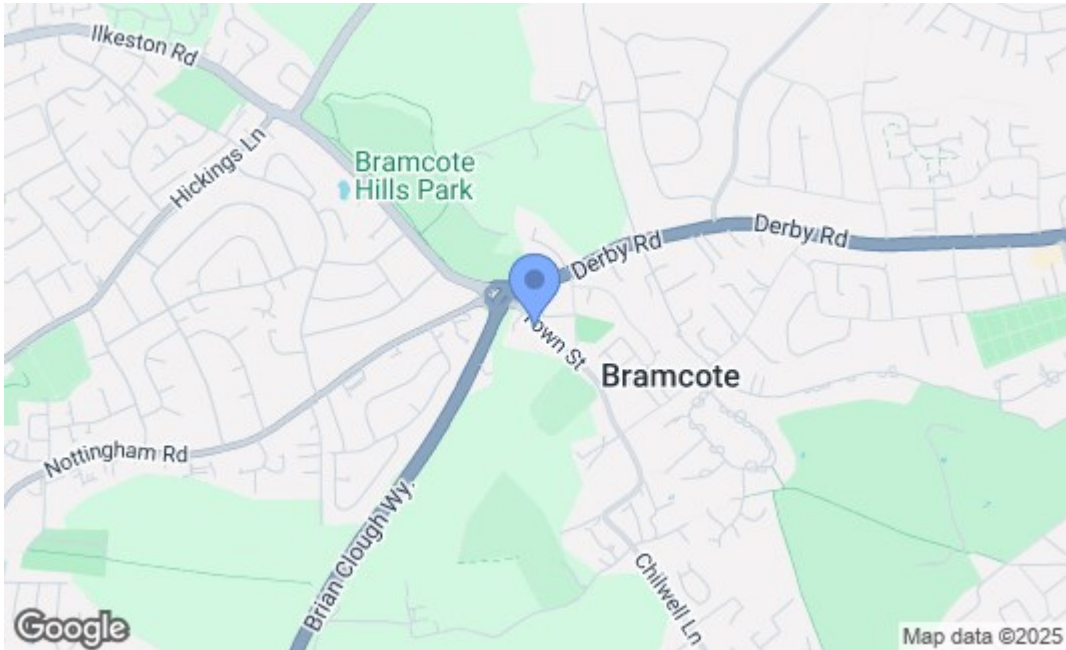
Does the property have spray foam in the loft?: No

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                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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