



Latimer Drive,
Bramcote, Nottingham
NG9 3HT

£230,000 Freehold



Situated in the sought-after area of Bramcote, Nottingham, this delightful semi-detached house on Latimer Drive offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a homely feel throughout. The property features a well-appointed bathroom, ensuring all your essential needs are met.

The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly community. The surrounding area boasts a variety of local amenities, including shops, parks, and schools, making it an excellent choice for those who value accessibility and community spirit.

This property presents a wonderful opportunity for anyone looking to settle in a desirable location. With its appealing features and prime location, this semi-detached house on Latimer Drive is not to be missed. Whether you are a first-time buyer or seeking a new rental, this home is ready to welcome you.



Entrance Hall

UPVC double glazed entrance door with flanking window, UPVC double glazed window to the front, engineered wood flooring, and door to the lounge diner.

Lounge Diner

17'6" x 12'11" (5.34m x 3.95m)

with engineered wood flooring, UPVC double glazed bay window to the front, electric fire stairs to the first floor and door to the kitchen.

Kitchen

12'11" x 8'11" (3.95m x 2.72m)

With a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven, microwave, fridge freezer, dishwasher, and washer dryer, integrated induction hob with extractor fan over, tiled flooring, radiator, UPVC double glazed door and window to the rear.

First Floor Landing

With doors to the bathroom and two bedrooms.

Bedroom One

13'0" x 9'8" (3.97m x 2.97m)

Laminate flooring, fitted wardrobes, UPVC double glazed window to the front and radiator.

Bedroom Two

13'0" x 9'0" (3.97m x 2.76m)

Laminate flooring, UPVC double glazed window to the rear, built-in storage cupboard, and radiator.

Bathroom

Incorporating a three-piece suite comprising: panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled flooring, and splashbacks, wall mounted heated towel rail, UPVC double glazed window to the side.

Outside

To the front of the property you will find a bark chipping area, a gravel area and a concrete drive with car standing for one, and gated side access leading to the low-maintenance rear garden, which includes a patio overlooking the gravel area beyond, a useful storage shed and fence 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

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

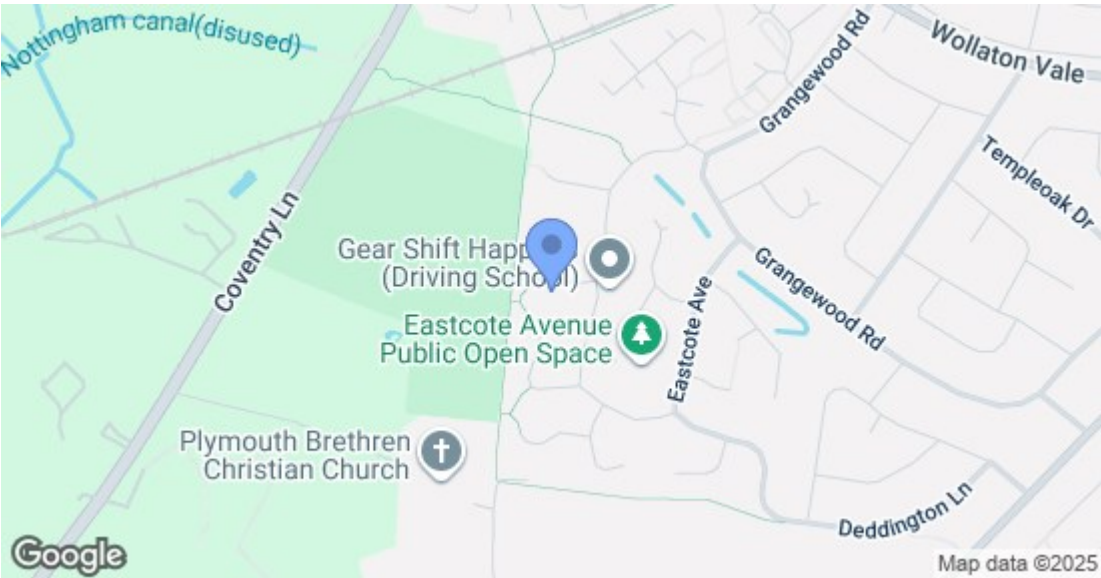
Has the Property Flooded?: No

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.



Robert Ellis
ESTATE AGENTS



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 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		
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