



Margarets Court  
Bramcote, Nottingham NG9 3HX

**£177,995 Freehold**

A TWO BEDROOM MID TOWN HOUSE  
OFFERED FOR SALE WITH THE BENEFIT OF  
NO UPWARD CHAIN.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TWO BEDROOM MID TOWN HOUSE SITUATED WITHIN THIS POPULAR BRAMCOTE LOCATION BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

The property has benefits such as gas central heating, double glazing, enclosed garden space and parking to the front. There is also the benefit of a garage in a block.

The accommodation of the property comprises entrance hall, kitchen and open plan lounge diner to the rear on the ground floor. The first floor landing provides access to two double bedrooms and a bathroom suite.

The property is located favourably within this popular Bramcote location within easy reach of excellent nearby schooling for all ages and good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We highly recommend an internal viewing.



## ENTRANCE HALL

16'1" x 5'8" (4.91 x 1.73)

With useful storage cupboard, uPVC panel and double glazed front entrance door, turning staircase rising to the first floor with useful understairs storage space. Doors to kitchen and living room.

## OPEN PLAN LOUNGE DINER

15'1" x 12'11" (4.62 x 3.94)

With uPVC panel and double glazed exit door to outside, double glazed window to the rear, Adam-style fire surround with decorative insert and hearth, media points, coving, radiator.

## KITCHEN

11'3" x 6'11" (3.43 x 2.11)

Equipped with a matching range of fitted base and wall storage cupboards with fitted counter level four ring gas hob with extractor over and oven beneath, counter level one and a half bowl sink unit with draining board and central spray hose mixer tap, tiled splashbacks, plumbing for washing machine, double glazed window to the front (with fitted blind), space for fridge/freezer, coving, laminate flooring.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point.

## BEDROOM ONE

12'9" x 10'7" (3.91 x 3.24)

Double glazed window to the rear, radiator, storage cupboard.

## BEDROOM TWO

9'10" x 9'5" (3.01 x 2.89)

Double glazed window to the front, coving, radiator, fitted storage cupboards.

## BATHROOM

6'5" x 5'5" (1.98 x 1.67)

Three piece suite comprising panel bath with shower attachment over, wash hand basin, push flush WC. Towel radiator, tiled splashbacks, laminate flooring.

## OUTSIDE

To the front of the property there is an adjacent parking space to the front door, pathway to front entrance door, open canopy porch with useful storage cupboard and access to the front entrance hallway.

## TO THE REAR

The rear garden is mainly lawned with a small seating patio area enclosed by timber fencing and brick wall to the boundary line.

## GARAGE

There is a single garage in a block.

## DIRECTIONAL NOTE

From our Stapleford Branch, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Continue, passing the 'Welcome to Bramcote' street sign onto Derby Road, Bramcote. Take a right hand turn on to Margarets Court and the property can be found on the left hand side of the cul de sac.

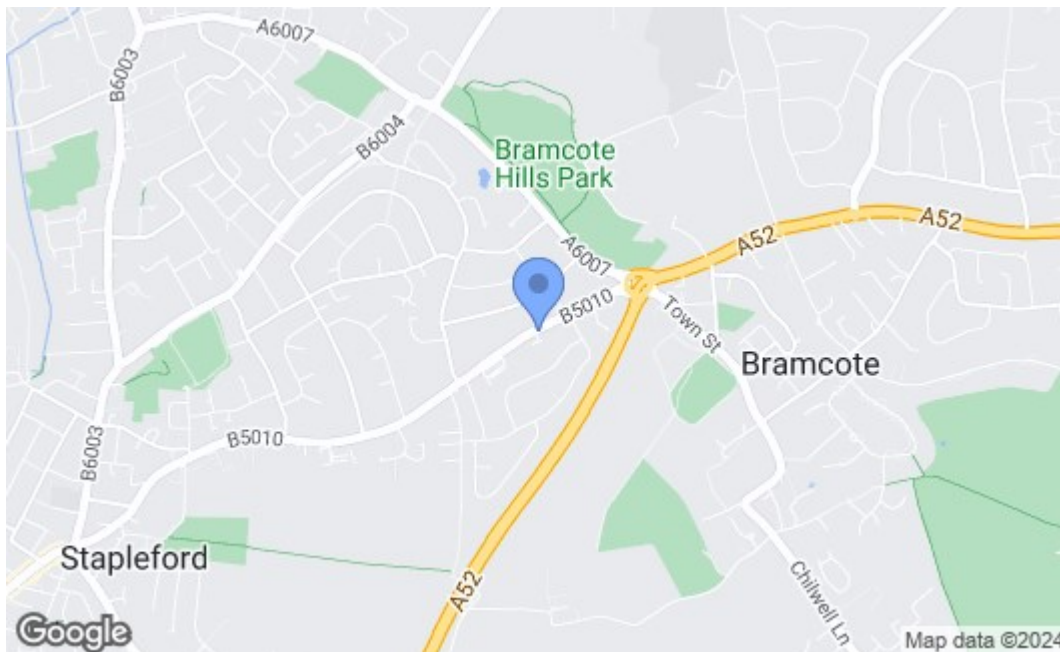
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

These details 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.