



31 Bramhall Road, Bilborough, NG8 4HZ
Open To Offers £210,000



Marriotts



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- 3 bedroom semi-detached house
- Lounge, bathroom with 4-piece suite
- Ample off street parking, PIV unit
- Extended kitchen diner, conservatory
- Side extension/store room with potential to convert to a home office/utility
- Close to schools, shops, parks, and public transport. The A610 and M1

Three bedroom semi-detached house comprising of bathroom with four-piece suite. Modern kitchen diner with a conservatory off, side extension with toilet and store rooms, and having the potential to be converted into a home office or utility room. There is a good sized driveway providing off street parking and a low-maintenance rear garden. The property is situated close to a variety of local amenities, including schools, shops, and parks. Regular public transport services are readily available, and the A610 and M1 motorway are easily accessible.



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Overview

This semi-detached house presents an excellent opportunity for families and professionals alike. Providing three well-proportioned bedrooms and a modern bathroom which is equipped with a four-piece suite. The heart of the home is undoubtedly the extended kitchen diner, which provides a perfect setting for family meals and gatherings, and an additional conservatory enhances the living space.

A side extension currently features an open space with French doors into the garden, a convenient downstairs toilet and two store rooms. This area is prime to be converted into a potential utility room or home office.

Outside, the property benefits from a driveway that accommodates multiple vehicles and a low-maintenance rear garden.

The property is situated close to a variety of local amenities, including schools, shops, and parks, making it an ideal choice for families. Regular public transport services are readily available, and the A610 and M1 motorway are easily accessible, ensuring that commuting and travel are both convenient and efficient.

Entrance

Double glazed front door leads into the hallway which has laminate flooring, radiator, understairs cupboard housing the RCD board and meters, and carpeted stairs to the first floor. Further doors lead to the lounge and kitchen.

Lounge

The lounge has laminate flooring, a feature gas fire with hearth and surround, radiator and double glazed window to the front.

Kitchen diner

Fitted with a range of wall and floor cabinets, one housing the central heating boiler, with worktop, tiled splash back and tiled floor. Integrated appliances include AEG electric oven and microwave, dishwasher and there is space for a washing machine and fridge freezer. 5-ring gas hob with Elica extractor hood over. Round stainless steel sink and drainer with mixer tap. There is an additional full heights storage cupboard, door into the store room area and a double glazed window looks to the rear.

The tiled floor flows into the dining space which has a radiator, additional wall cabinets and worktop, radiator and double glazed French doors into the conservatory.

Conservatory

With tiled floor and sliding double glazed patio door into the garden.

Store room

Giving access to the front via a double glazed door and to the rear by double glazed French doors. Doors lead into a workshop/store, a second store room and a separate toilet with window.

Landing

Carpeted with double glazed window to the side, loft access, PIV vent and full height cupboard.

Bedroom 1

Double glazed window to the rear, store cupboard, radiator and carpet.

Bedroom 2

Double glazed window to the front, fitted wardrobes, store cupboard, radiator and carpet.

Bedroom 3

Double glazed window to the front, store cupboard, radiator and carpet.

Bathroom

The fully tiled bathroom is fitted with a 4 piece suite of bath with mixer tap and hand held shower head, toilet with duel flush, wash hand basin with mixer tap, corner shower cubicle with main shower rain water and hand held shower head, glass sliding doors, heated towel rail, extractor fan and double glazed window to the rear.

Outside

To the front the property has a good sized driveway to the left hand side, a gate leads into the enclosed front garden which is paved. The rear garden is fully enclosed with paving and a outside tap.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham - Band A

PROPERTY CONSTRUCTION: Non-standard construction. PRC certificate available







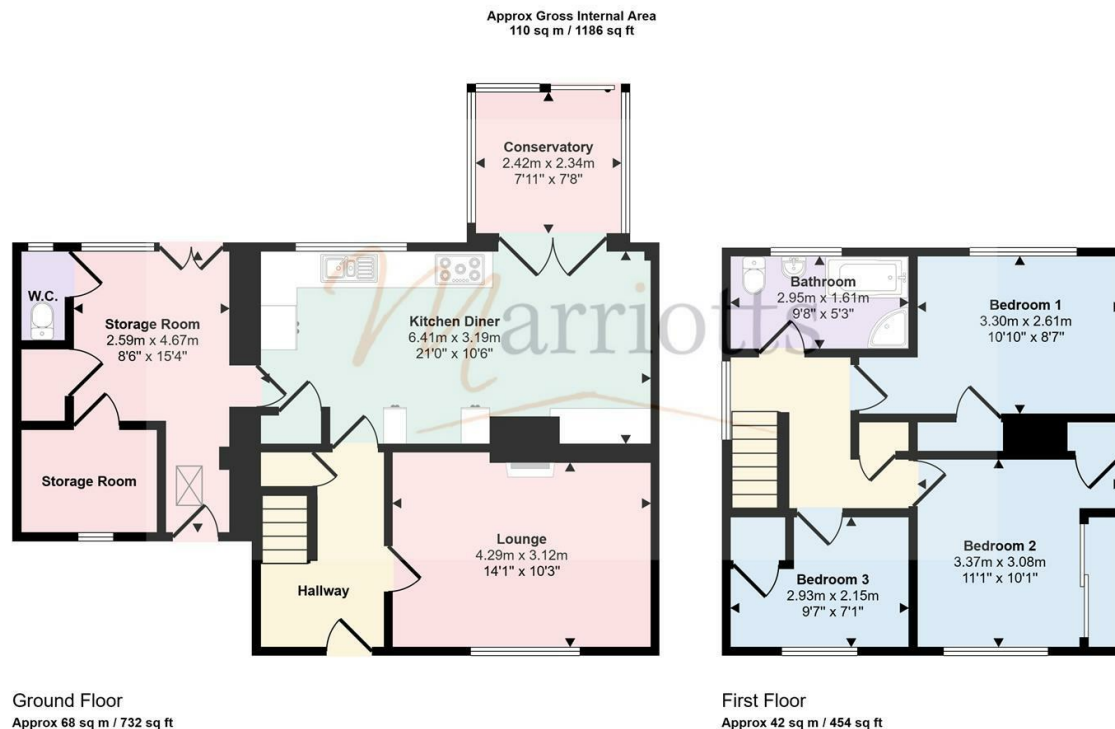
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Very low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: None
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Octopus
MAINS ELECTRICITY PROVIDER: Octopus
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: No
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Level access and a flat plot

OTHER INFORMATION:

**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk. Please note that selective licensing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.



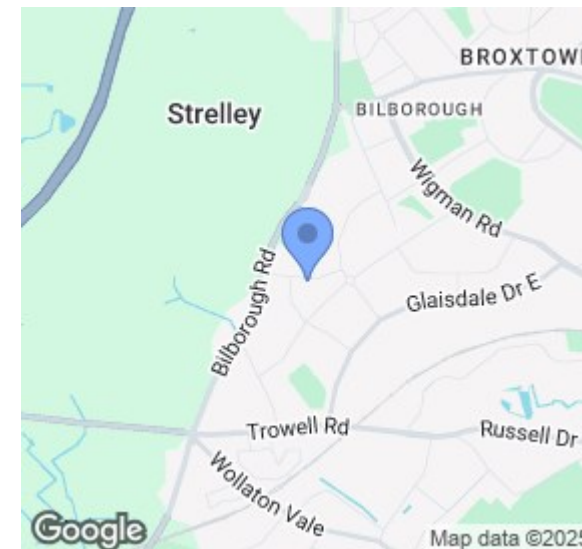




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).