



Brendon Grove, Nottingham £154,950



Bercote & Co are delighted to offer For Sale this stylish two bedroom property, located within a quiet cul-de-sac. Offering off-street parking, lounge and modern fitted breakfast kitchen, two bedrooms and a family bathroom. To the rear is a fully enclosed garden.

8, Main Road, Radcliffe On Trent, Nottingham NG12 2FH

Website: www.bercote.com

• Tel: 01159 334555

• Email: info@bercote.com

Entrance Hallway 3' 3" x 4' 0" (0.99m x 1.21m)

Enter through a partly glazed UPVC panel door into the entrance hallway with wood-effect laminate flooring, stairs to the first floor landing and door through to the lounge.

Lounge 12' 3"(max) x 12' 10"(max) (3.73m x 3.91m)

Wood-effect laminate flooring, radiator, cornicing, double glazed UPVC bay window to the front elevation and door leading to:

Kitchen 12' 3" x 7' 4" (3.73m x 2.23m)

Fitted with a range of modern wall and base units with wooden worktop incorporating a breakfast bar, 4 ring electric hob with extractor hood above, electric oven, stainless sink with mixer tap and drainer and space and plumbing for fridge/freezer. Tiled flooring, splash back wall tiling, double glazed UPVC window to the rear elevation and partly glazed UPVC panel door leading to the rear patio area.

First Floor Landing 5' 7" x 2' 2" (1.71m x 0.65m)

Carpeted flooring, loft hatch and doors to the various rooms.

Master Bedroom 11' 11" x 9' 1" (3.63m x 2.78m)

Wood-effect laminate flooring, radiator, two storage cupboards and double glazed UPVC window to the front elevation.

Bedroom Two 8' 8" x 5' 10" (2.64m x 1.79m)

Carpeted flooring, radiator and double glazed UPVC window to the rear elevation.

Family Bathroom 6' 2" x 5' 7" (1.89m x 1.71m)

Fitted with a three piece suite comprising of a low level W.C., pedestal wash hand basin with stainless steel mixer tap and white panel bath with stainless steel mixer tap and electric shower over. Tiled flooring, fitted storage unit, wall tiling, heated towel rail and double glazed UPVC frosted window to the rear elevation.

Outside

To the front the property offers a tarmac driveway with ample parking for up to two vehicles. There is an alleyway allowing rear access and bin storage. To the rear the property is fully enclosed and has been landscaped for low maintenance, with a block paved patio area and slate chippings. There is a small selection of mature shrubbery to the borders, and gate leading to the rear alleyway.

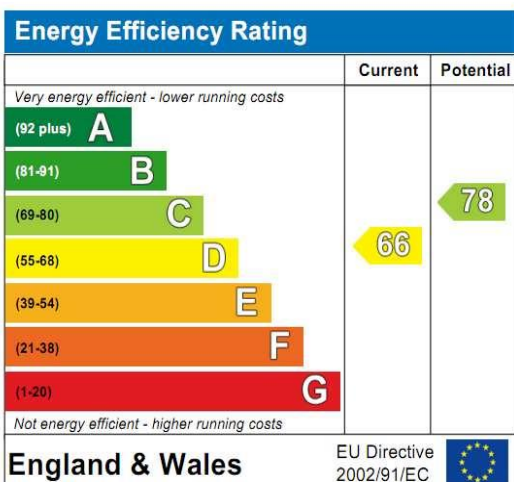
Energy Performance Certificate



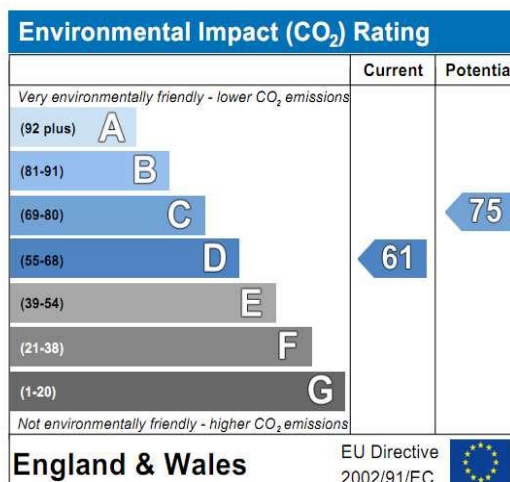
53, Brendon Grove, Bingham
NOTTINGHAM
NG13 8TN

Dwelling type: Mid-terrace house
Date of assessment: 19 January 2011
Date of certificate: 19 January 2011
Reference number: 9918-4052-6299-8239-0974
Type of assessment: RdSAP, existing dwelling
Total floor area: 56 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	317 kWh/m ² per year	204 kWh/m ² per year
Carbon dioxide emissions	2.9 tonnes per year	1.9 tonnes per year
Lighting	£52 per year	£30 per year
Heating	£414 per year	£324 per year
Hot water	£177 per year	£102 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



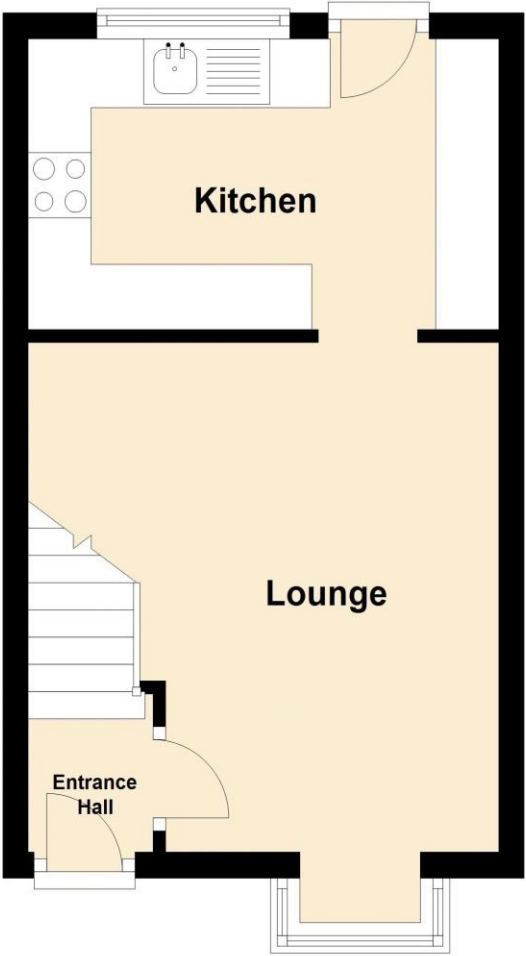








Ground Floor



First Floor

