



Longden Close  
Bramcote, Nottingham NG9 3GH

**Offers Over £225,000 Freehold**

A THREE BEDROOM END TERRACED  
HOUSE OFFERED FOR SALE WITH NO  
UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS WELL PRESENTED THREE BEDROOM END TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, spacious "L" shaped dining kitchen, living room and conservatory/dining room. The first floor landing then provides access to three bedrooms and a luxury four piece bathroom.

The property also benefits from a recently replaced and installed gas fired combination boiler, double glazing, block paved driveway providing off-street parking, as well as a generous rear garden.

The property is situated in this popular and established residential location in Bramcote, offering easy access to nearby amenities, including the local Co-operative food store, Subway, fish and chip shop. There is also easy access to good road networks such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For outdoor space, the property is within walking distance of Bramcote Hills Park, as well as Hemlock Stone, Ilkeston Road Recreation Ground and Hickings Lane Recreation Ground (incorporating the new football foundation).

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.



## HALL

9'5" x 7'0" (2.88 x 2.14)

uPVC panel and double glazed front entrance door, double glazed window to the front, staircase rising to the first floor, radiator with display cabinet, useful understairs storage cupboard housing the gas and electricity meters, laminate flooring. Doors to the living room and dining kitchen.

## "L" SHAPED DINING KITCHEN

18'2" x 16'6" (5.55 x 5.04)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with butcher's block style square edge work surfaces incorporating a single sink and draining board with central mixer tap and tiled splashbacks. Space and plumbing for washing machine, tumble dryer and dishwasher, as well as further space for a full height fridge/freezer. Fitted four ring hob with curved extractor canopy over and oven beneath. Dual aspect double glazed windows (with fitted blinds) vertical radiator, tiled floor, LED spotlights, uPVC panel and double glazed side exit door leading to outside, wall mounted (recently installed) 'Worcester' gas fired combination boiler (for central heating and hot water), glass fronted crockery cupboards, useful understairs pantry closet with shelving, further door to ground floor WC.

## LIVING ROOM

18'11" x 10'4" (5.77 x 3.17)

Double glazed window to the rear, radiator, coving, media points. Doors leading back through to the hallway, kitchen, as well as uPVC double glazed French doors opening out into the dining room/conservatory.

## DINING ROOM/CONSERVATORY

15'8" x 9'4" (4.80 x 2.85)

Brick and double glazed construction with tiled roof, blinds fitted throughout, laminate flooring, decorative exposed brickwork, spotlights to the ceiling, central heating, radiator, double glazed French doors opening out into the rear garden.

## GROUND FLOOR WC

Dual cistern push flush WC, wash hand basin inset onto the top, laminate flooring, spotlight.

## FIRST FLOOR LANDING

Double glazed window to the front (with fitted blinds), useful storage cupboard with shelving. Doors to all bedrooms and bathroom. Loft access point to a boarded, lit and insulated loft space with power.

## BEDROOM ONE

12'2" x 11'8" (3.73 x 3.58)

Double glazed window to the rear overlooking the rear garden, radiator, laminate flooring, media points, range of fitted bedroom furniture including double wardrobes and overhead storage cupboards.

## BEDROOM TWO

13'5" x 9'4" (4.10 x 2.87)

Double glazed window to the rear overlooking the rear garden, radiator.

## BEDROOM THREE

9'10" x 7'11" (3.01 x 2.43)

Double glazed window to the front, fitted storage cupboard, radiator.

## BATHROOM

10'5" x 5'6" (3.20 x 1.70)

Spacious room incorporating a luxury four piece suite including freestanding, twin ended bathtub, separate tiled and enclosed shower cubicle with glass screen and glass shower door with mains shower, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Tiling to dado height, two double glazed windows to the front (with fitted blinds), panelled ceiling with inset spotlights and extractor fan, chrome ladder towel radiator, patterned tiled flooring.

## OUTSIDE

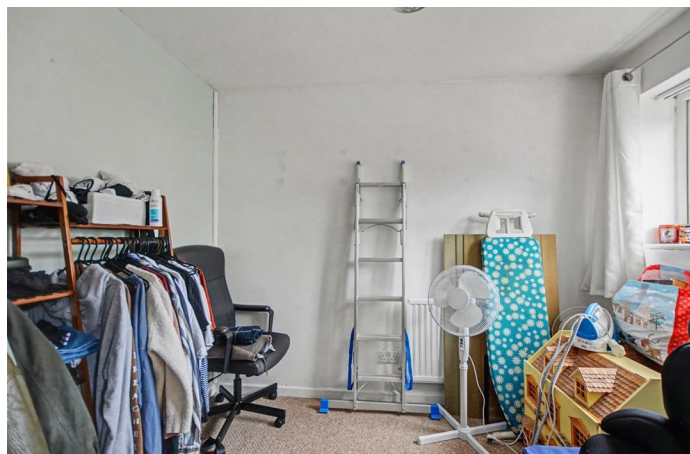
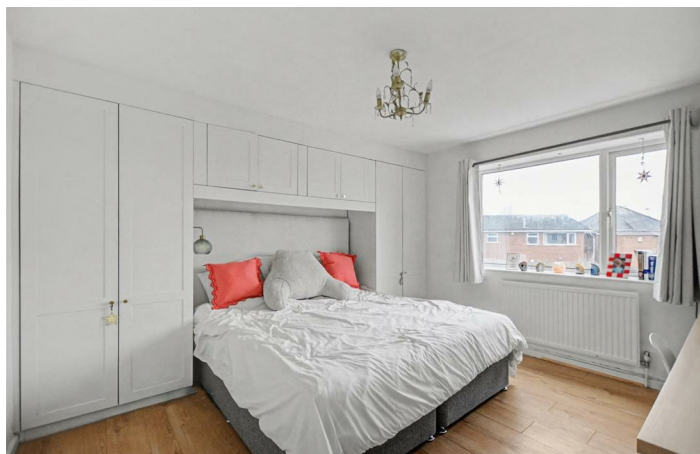
To the front of the property, there is a shaded block paved driveway via a lowered kerb entry point providing off-street parking side-by-side for two vehicles, a shaped rockery area with decorative gravel stones, designed for straightforward maintenance.

## TO THE REAR

The rear garden is good overall size enclosed by timber fencing with concrete posts and gravel boards to the boundary lines, making an ideal family garden. A generous "L" shaped lawn is flanked by a patio area (ideal for entertaining) with rockery and decorative slate chippings. Either side there are planted beds and borders housing a variety of bushes and shrubbery, as well as a useful garden storage shed. Pedestrian access leads back to the front driveway, as well as the garden having the benefit of an external supply and lighting point.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane heading in the direction of Bramcote. At the mini island at the Co-Op, turn right onto Ilkeston Road and take an immediate left at the next mini island onto Coventry Lane. Take the first left onto Longden Close and the property can be found on the left hand side, identified by our For Sale board.

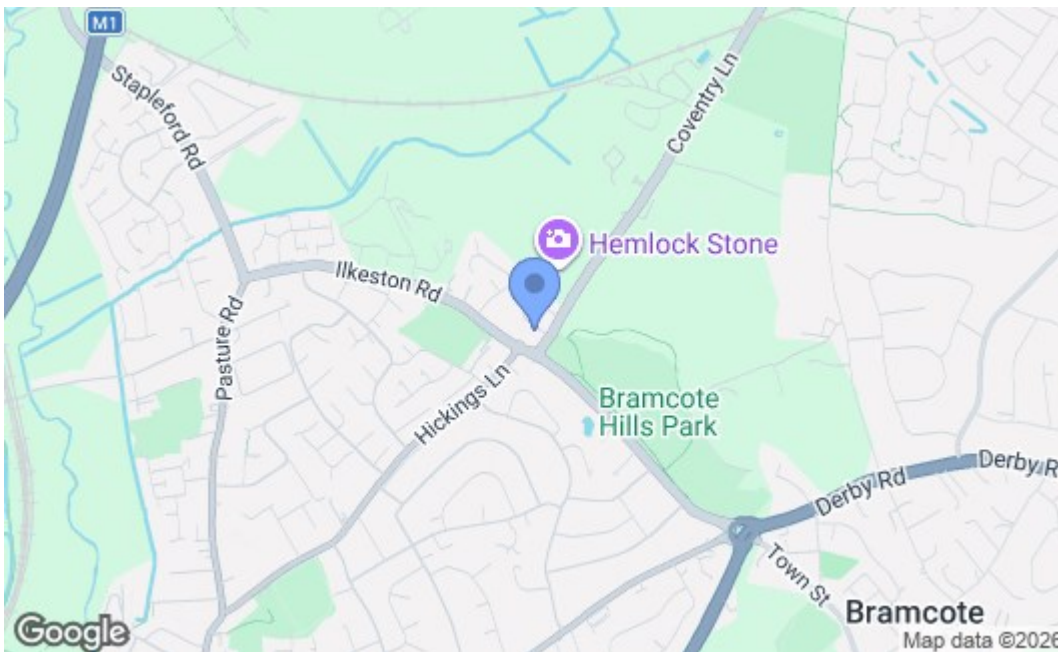




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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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.