Robert Ellis

look no further...

Bridle Road,
Bramcote, Nottingham
NG9 3DH

£450,000 Freehold

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An individual three/four bedroom chalet-style house with further annex accommodation.

Requiring some renovation though offering excellent potential for the incoming purchaser to upgrade, remodel and potentially extend subject to the necessary consents, this large and versatile property truly is a unique opportunity.

In brief the internal accommodation comprises: entrance hall, WC/shower room, large lounge, dining room/bedroom, breakfast kitchen, and sunroom, rising to floor are two further double bedrooms and the annex comprises: large lounge diner kitchen, bedroom and bathroom.

Occupying a large and private plot, with a drive providing ample car standing with a detached garage beyond, and primarily lawned gardens to both front and rear with patios, various well stocked beds and borders with shrubs and trees.

Available to the market with the benefit of chain free vacant possession and being tucked away in an enviable position within Bridle Road, this generous property will appeal to a variety of potential purchasers.

Entrance Hallway
A recess porch shelters the UPVC double glazed entrance door leading to entrance hallway, with stairs off to the first floor landing, radiator, and under stairs cupboard.

Shower Room
With fitments in white comprising: WC, pedestal wash-hand basin, shower cubicle with Mira shower over, fully tiled walls, radiator, and UPVC double glazed window.

Sitting Room
18'5" x 13'10" (5.62m x 4.24m)
Two UPVC double glazed windows, two radiator, and a fuel-effect gas-fire with stone style surround, timber mantle and tiled hearth.

Dining Room/Bedroom
10'11" x 10'4" (3.33m x 3.17m)
UPVC double glazed window, and radiator.

Breakfast Kitchen
13'1" x 8'3" (4m x 2.54m)
Fitted wall and base unit, work surfacing with tiled splashback, breakfast bar, one and half bowl sink with mixer tap, gas hob with air filter above, inset electric oven and grill, plumbing for a washing machine, two UPVC double glazed windows, and radiator.

Sun Room
13'2" x 7'5" maximum overall measurements (4.03m x 2.27m maximum overall measurements)
UPVC double glazed patio doors to both front and rear, UPVC double glazed window and radiator.

First Floor Landing
UPVC double glazed window and fitted cupboard.

Bedroom One
13'10" x 11'10" (4.24m x 3.62m)
UPVC double glazed window and radiator.

Bedroom Two
UPVC double glazed window, radiator, and wall-mounted Ideal boiler and fitted cupboard.

Annex Accommodation

Lounge Diner
15'3" x 20'10" (4.65m x 6.36m)
Four UPVC double glazed windows, two radiators, fuel-effect gas fire with Adam style surround.

Bedroom
11'10" x 9'10" (3.63m x 3.01m)
Two UPVC double glazed windows.

Bathroom
Fitted with a WC, wash-hand basin inset to vanity unit, bath, wall-mounted heated towel rail, UPVC double glazed windows, and airing cupboard housing the hot water cylinder.

Kitchen
15'3" x 7'4" (4.67m x 2.25m)
Fitted base units, work surfacing with tiled splashbacks, single sink and drainer with mixer tap, gas cooker, radiator, two UPVC double glazed windows, UPVC double glazed door to the exterior.

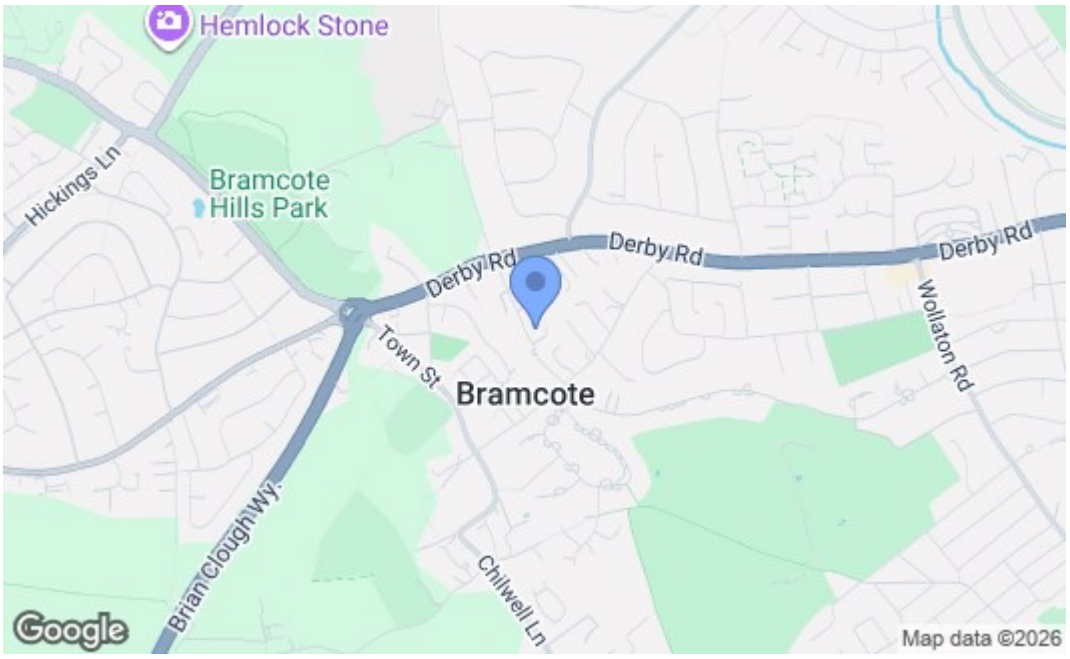
Outside
The property has mature hedge boundary, providing excellent privacy and is accessed via a drive which leads along side of the property, providing ample car standing with the detached garage beyond. To the front the property has a primarily lawned garden with stocked beds and borders, to the rear and side the property has primarily lawned garden with outside tap, patio, further hard-standing, and court-yard style patio. The property also benefits from storage beneath the building.

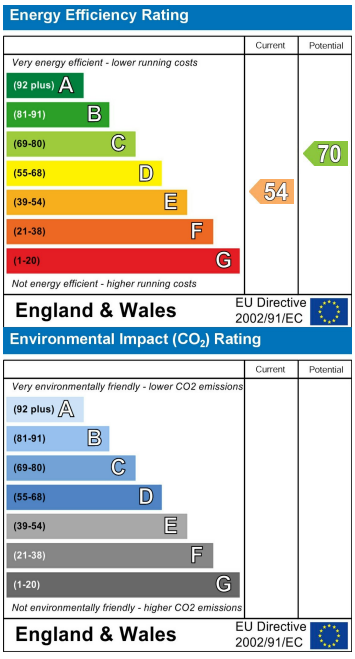
Garage
25'11" x 13'10" maximum overall measurements (7.9m x 4.23m maximum overall measurements)
UPVC double glazed pedestrian door, further up and over door and UPVC double glazed window to the side.

NB:
Any potential purchasers should note that the annex has a separate council tax band. (Band A)

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.





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