



Three Bedroom Semi-Detached House located in Bramcote.

Asking Price Of
£279,500

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M MERRITT ESTATES
SALES, LETTINGS & PROPERTY MANAGEMENT

26 Latimer Drive Bramcote Nottingham NG9 3HS

This particularly well presented three-bedroom semi-detached house enjoys an enviable corner plot position within a sought-after residential location. Benefitting from a side driveway, garage, private electric vehicle charging point and enclosed rear garden with a sunny aspect, the property offers both practicality and excellent outdoor space.

Internally, the gas centrally heated and double-glazed accommodation is thoughtfully arranged and well maintained throughout. An inviting entrance hallway leads into a comfortable lounge with attractive internal doors opening into the adjoining dining room, creating an ideal space for both everyday living and entertaining. Beyond lies a fitted kitchen offering ample storage and workspace, together with direct access into the rear garden.

To the first floor are three well-proportioned bedrooms together with a family bathroom/WC.

Externally, the home occupies a generous corner plot with well-maintained gardens, a side driveway leading to the garage, and a private electric car charger positioned on the driveway at the rear of the property.

Conveniently situated close to beautiful countryside walks and a range of local amenities, the property is ideally placed for both lifestyle and convenience and would make an excellent purchase for growing families, professional couples or first-time buyers.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).
Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

**Q106 The Quadrant, Nuart Road, Beeston,
Nottingham, Nottinghamshire, NG9 2NH**

E info@merritstates.com

T 01156463924

www.merritstates.com



3



1



2



C



D



907
sq ft