Robert Ellis

look no further. . .







A THREE BEDROOM MID TOWN HOUSE

Margarets Court
Bramcote, Nottingham NG9 3HX

£260,000 Freehold

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Tucked away in a little-known courtyard yet extremely conveniently situated within this prime location can be found this three bedroom mid town house.

This family-sized property comes to the market with NO UPWARD CHAIN and in recent times has been refurbished/modernised and comes to the market in a ready to move into condition, with features including a contemporary Shaker-style fitted kitchen with built-in appliances and a good sized family bathroom with bathtub and twin shower rose over. The property is centrally heated via combination boiler and is double glazed throughout.

The driveway provides off-street parking and leads to an integral single garage. The rear garden compliments the property, with patio and lawn.

Margarets Court is situated within Bramcote, a highly regarded residential suburb equidistant between the cities of Nottingham and Derby. Local amenities close by include a regular bus service linking the two cities and there is a useful Post Office/Convenience Store, doctors and dentist. Schools for all ages are also within easy reach. Around two miles around is the bustling town centre of Beeston which offers a good variety of shops and facilities and a number of supermarkets and superb transport links with bus, tram and train.

We believe this property will be ideal for professional couples and young families and is offered for sale with NO UPWARD CHAIN.





ENTRANCE HALL
Double glazed front entrance door, radiator, door to living room.

LIVING ROOM
21'2" x 11'10" (6.47 x 3.62)
Staircase leading to the first floor, two radiators, double glazed windows to the front and rear.

KITCHEN
10'7" x 7'8" (3.23 x 2.35)
Incorporating a range of contemporary Shaker-style fitted wall, base and drawer units with square edge low profile worktops and inset stainless steel sink unit. Built-in appliances include a Bosch electric oven, gas hob and extractor hood over. Integrated fridge/freezer and dishwasher. Plumbing and space for washing machine. Plinth heater, feature tiling to walls, double glazed window.

FIRST FLOOR LANDING
Built-in airing cupboard housing gas combination boiler (for central heating and hot water).

BEDROOM ONE
12'3" x 10'1" (3.74 x 3.09)
Radiator, double glazed window to the front.

BEDROOM TWO
10'8" x 10'7" (3.26 x 3.23)
Useful study recess, radiator, double glazed window to the rear.

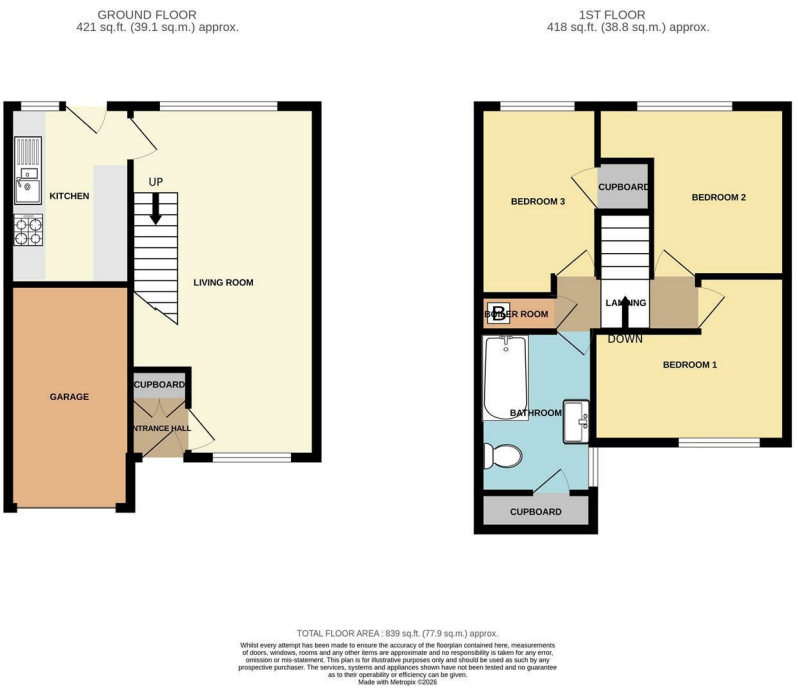
BEDROOM THREE
12'10" x 7'10" (3.93 x 2.41)
Radiator, double glazed window to the rear.

BATHROOM
8'0" x 7'3" (2.46 x 2.23)
This generous size room houses a three piece suite comprising wash hand basin within a vanity unit, low flush WC and bathtub with twin rose thermostatically controlled shower over. Feature tiling to walls, radiator, double glazed window.

OUTSIDE
To the front is a partially open plan garden with a flower and shrub bed. A block paved driveway provides off-street parking for one car and leads to the integral garage. The garage has an up and over door to the front, light and power. To the rear, the garden is enclosed with patio and lawn. At the foot of the plot, there is gated pedestrian access leading to the front of the terrace.



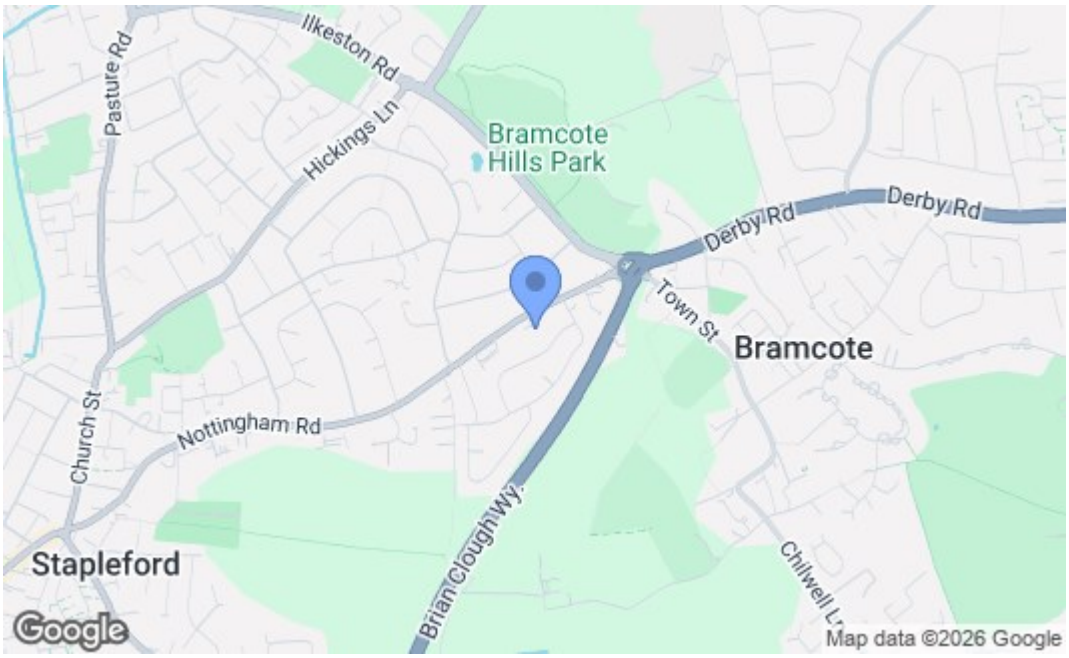


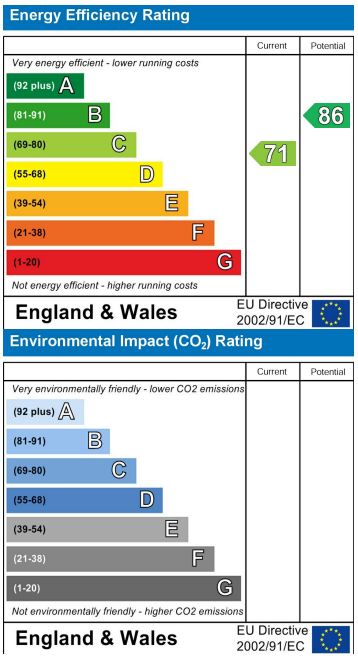












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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