



Felstead Court,  
Bramcote, Nottingham  
NG9 3EZ

**£170,000 Leasehold**

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Located in the sought-after area of Bramcote, this delightful mid-terrace house at Felstead Court offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The kitchen, while not specified, is typically a central hub in such homes, likely offering ample storage and workspace for culinary enthusiasts.

Situated in a desirable location, this home benefits from the tranquillity of suburban living while remaining close to local amenities, schools, and transport links, making it an excellent choice for those who value both accessibility and a peaceful environment.

In summary, this mid-terrace house at Felstead Court presents a wonderful opportunity for anyone looking to settle in a friendly community in Nottingham. With its inviting reception room, two comfortable bedrooms, and convenient bathroom, this property is ready to become your new home.



## Entrance Hall

UPVC double glazed entrance door, UPVC double glazed window to the front, laminate flooring, built-in storage cupboard, and door to the lounge.

## Lounge

14'11" x 13'7" (4.55m x 4.16m )

A carpeted reception room with electric fire, UPVC double glazed window to the front, radiator, stairs to the first floor and door to the kitchen diner.

## Kitchen Diner

14'11" x 6'9" (4.55m x 2.07m )

Fitted with a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap with tiled splashbacks, space for a cooker with aluminium splashback and air filter over, space for a fridge freezer, plumbing for a washing machine, radiator, two UPVC double glazed windows to the rear, and UPVC double glazed door to the rear.

## First Floor Landing

With loft hatch, and doors to the bathroom and two bedrooms.

## Bedroom One

11'8" x 11'7" (3.58m x 3.55m )

A carpeted double bedroom with built-in wardrobe, UPVC double glazed window to the front, and radiator.

## Bedroom Two

9'0" x 6'11" (2.76m x 2.11m )

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

## Bathroom

Incorporating a three piece suite comprising: panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled walls, wall-mounted heated towels, and UPVC double glazed window to the rear.

## Garage

A single garage with up and over garage door to the front.

## Outside

To the front of the property you will find a communal car



park and communal lawned areas, and to the rear of the property you will find a private and enclosed garden which includes a patio with a gravelled area beyond.

## Material Information:

Leasehold

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.

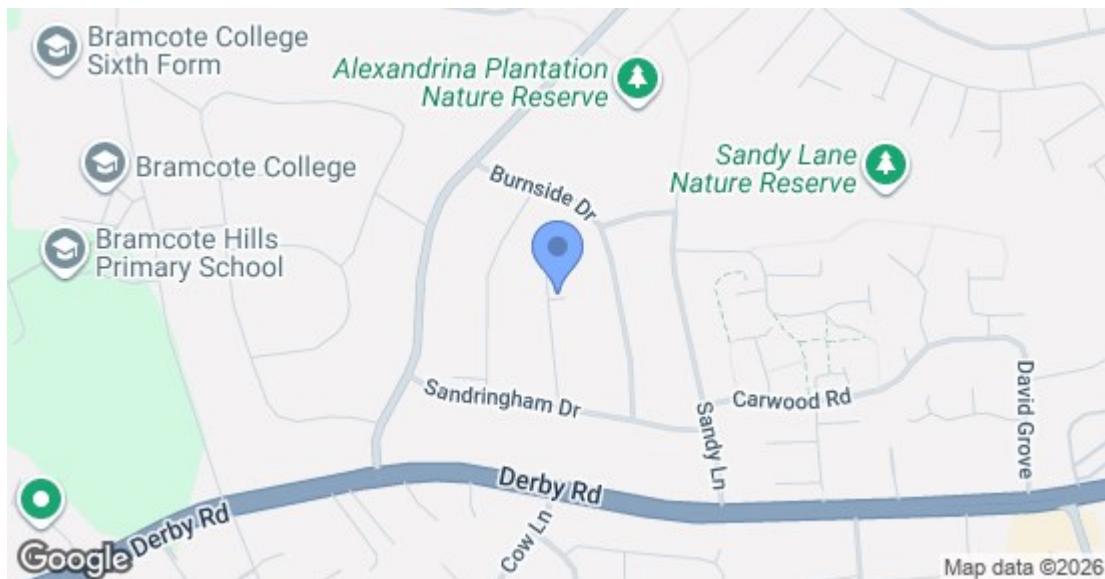


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken by any error, omission or misdescription. The services and fixtures shown should be tested by a solicitor or surveyor before any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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