



Ullswater Crescent,  
Bramcote, Nottingham  
NG9 3BE

**£300,000 Freehold**



A well-presented three-bedroom mid-town house with accommodation arranged over three floors.

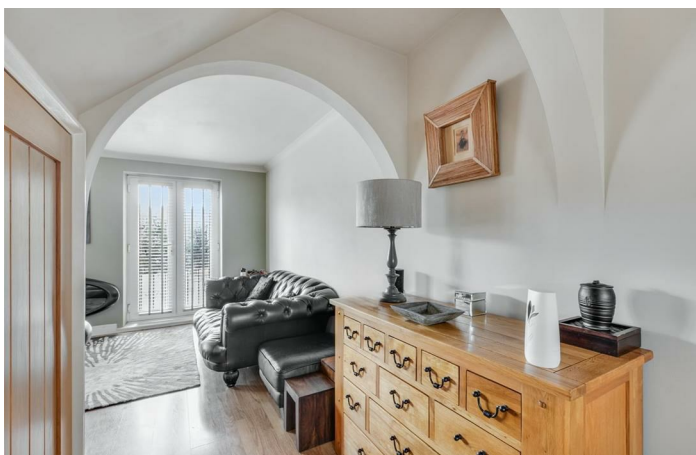
Situated in Bramcote you are ideally placed, for access to a wide range of local amenities including shops, healthcare facilities, public houses, supermarkets, and transport links.

This great property would be considered an ideal opportunity for a large range of buyers including young professionals, growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises: entrance hall, study or possible fourth bedroom and downstairs WC. Then rising to the first floor is the living room, dining room and kitchen and then on the top floor are three bedrooms and bathroom.

Outside the property to the front is a large driveway with off-road parking for two cars, with the integral garage beyond. To the rear there is a low maintenance paved garden.

This fantastic property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing.



### Entrance Hall

Newly fitted composite door, through to the entrance hall with laminate flooring and radiator.

### Downstairs

Low flush WC and wash hand basin with tiled splashbacks.

### Study/Bedroom Four

7'1" x 11'8" (2.16m x 3.56m )

Versatile room with laminate flooring, radiator and UPVC double glazed French door to the rear garden.

### First Floor Landing

Reception room, with laminate flooring, radiator, access to a useful under stairs storage cupboard and UPVC double glazed window and French door to a Juliet balcony to the front aspect.

### Living Room

10'4" x 9'11" (3.15m x 3.04m )

Reception room, with laminate flooring, radiator, access to a useful under stairs storage cupboard and UPVC double glazed window and French door to a Juliet balcony to the front aspect.

### Dining Room

10'4" x 9'11" (3.15m x 3.04m )

Reception room, with laminate flooring, radiator and UPVC double glazed window to the rear aspect.

### Kitchen

9'0" x 7'2" (2.76m x 2.20m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric double oven and slimline dishwasher. Space and fittings for a freestanding fridge freezer and UPVC double glazed window to the rear aspect.

### Second Floor Landing

A carpeted landing space.

### Bedroom One

10'11" x 9'10" (3.35m x 3.02m )

A double bedroom, with laminate flooring, radiator, built in wardrobe and UPVC double glazed window to the front aspect.

### Bedroom Two

11'1" x 10'4" (3.38m x 3.17m )

A double bedroom, with carpeted flooring, radiator, built in wardrobe and UPVC double glazed window to the rear aspect.

### Bedroom Three

7'10" x 7'3" (2.40m x 2.23m )

A single bedroom, with carpeted flooring, radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains control shower above, fully tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

### Outside

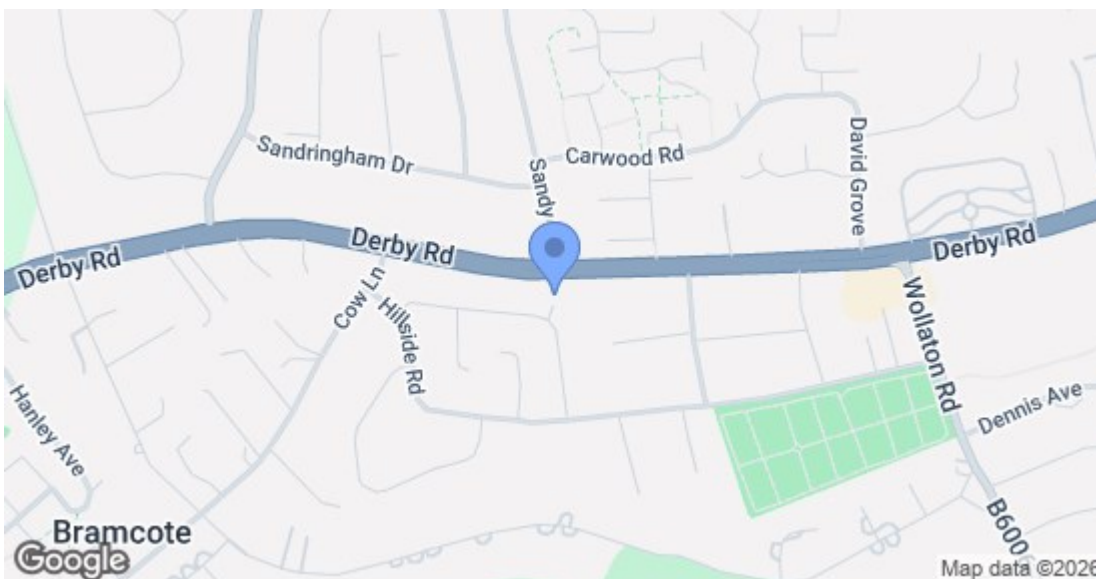
To the front is a paved driveway with access to the integral garage. The enclosed rear garden is paved with steps to a raised seating area and fenced boundaries.

### Garage

21'5" x 10'0" (6.54m x 3.05m )

Up and over door, wall mounted boiler, lights and power points.





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.