



Westray Close, Bramcote, Nottingham, NG9 3GP
£180,000 - £200,000 Guide price Freehold



Westray Close, Bramcote

2 Bedrooms, 1 Bathroom

£180,000 - £200,000 Guide price

- Two Bedroom Semi-Detached House
- Cul-De-Sac Setting
- No Onward Chain
- Deceptively Spacious
- Enclosed Rear Garden
- Sought After Location
- Freehold

Quietly nestled towards the end of a peaceful cul-de-sac stands this well proportioned two bedroom semi-detached house situated in this sought after location. Being offered to the market with no onward chain the accommodation briefly comprises of an entrance hall, spacious lounge, kitchen/diner, two large double bedrooms and a modern fitted bathroom. Externally, the property offers an enclosed rear garden and a driveway.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALL With a uPVC external door and opaque windows, fitted carpet and ceiling light.

LOUNGE 17' 6" x 13' (5.33m x 3.96m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, two ceiling lights and stairs to first floor.

KITCHEN/DINER 13' x 9' (3.96m x 2.74m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, cooker point, washing machine plumbing, vinyl floor covering, uPVC double glazed window to the rear elevation and external door to the garden, wall mounted radiator and ceiling light.

LANDING With a fitted carpet, loft hatch and ceiling light

MASTER BEDROOM 13' 9" x 5' (4.19m x 1.52m) With a fitted carpet, uPVC double glazed window to the front

elevation with views towards Wollaton Hall, wall mounted radiator and ceiling light.

BEDROOM TWO 13' 1" x 9' (3.99m x 2.74m) With a fitted carpet, uPVC double glazed window to the rear elevation, over stairs storage cupboard, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a P-shaped panelled bath with electric shower over, low flush w.c, pedestal wash hand basin, vinyl floor covering, chrome heated towel rail, part ceramic wall tiling, opaque uPVC double glazed window the side elevation and fitted ceiling spotlights

EXTERNAL The property enjoys an enclosed, westerly facing rear garden which is mainly laid to lawn with a patio area, mature shrubs and hedged and fenced boundary with gate access. To the front is a lawned garden with driveway providing off road parking.







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