



**Borman Close, Nottingham, NG6 7AY**  
£240,000 Freehold

  
**MARTIN&CO**

# Borman Close, Nottingham

5 Bedrooms, 2 Bathroom

£240,000

- Five/Six Bedroom Semi-Detached House
- Ideal Renovation Project
- Versatile Accommodation
- Ample Off Road Parking
- Cul-De-Sac Setting
- Excellent Location
- Freehold

Situated in this cul-de-sac setting stands this extended five/six bedroom semi-detached house providing the perfect opportunity for a buyer wishing to put their own stamp on a property. Offering versatile accommodation the property briefly comprises of a porch leading through to a two reception rooms, fitted kitchen, sun room, a third reception room/sixth bedroom with en-suite to the ground floor with five bedrooms and a family bathroom to the first floor. Externally, the property has an enclosed rear garden, front garden and ample off road parking to the front and side. Early viewing is strongly recommended to appreciate the potential available.

**PORCH** Accessed via an external door with fitted carpet,

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		



opaque windows to the front and side elevations and ceiling light.

**RECEPTION ROOM 14' 8" x 14' 4" (4.47m x 4.37m)**  
With fitted carpet, UPVC double glazed window to the front elevation wall mounted radiator, gas fire with surround ceiling, light and stairs rising to the first floor.

**KITCHEN 14' 9" x 9' 11" (4.5m x 3.02m)** Currently with a range of high and low level units with a squared edge worktop over incorporating a twin bowl, stainless steel sink and drainer, range cooker point with extractor hood over, stainless steel backsplash, fitted carpet window and door to the rear elevation, under stairs storage cupboard and ceiling light.

**RECEPTION ROOM 11' 3" x 11' 1" (3.43m x 3.38m)**  
With fitted carpet, UPVC double glazed window to the front elevation, wall mounted radiator and ceiling light

**RECEPTION ROOM/BEDROOM SIX 10' 11" x 10' 9" (3.33m x 3.28m)** With fitted carpet, UPVC double

glazed window to the side elevation and opaque window to the rear elevation, wall mounted radiator and two ceiling lights

**SHOWER ROOM** With a fitted suite comprising of a corner shower cubicle with electric shower, low flush w.c, half pedestal wash hand basin, ceramic floor and part wall tiling, wall mounted radiator, uPVC double glazed window to the side and ceiling light.

**SUN ROOM 14' 9" x 8' 8" (4.5m x 2.64m)** With fitted carpet, windows to two elevations, external door to the rear garden and wall mounted radiator.

**LANDING** With fitted carpet, loft, hatch and ceiling light

**MASTER BEDROOM 12' x 10' 10" (3.66m x 3.3m)**  
With fitted carpet, UPVC double glazed window to the front elevation, wall mounted radiator, two ceiling lights and the loft hatch.

**BEDROOM TWO 13' 11" x 8' 6" (4.24m x 2.59m)** With

fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light, fitted wardrobes and an airing cupboard.

**BEDROOM THREE 10' 9" x 9' 4" (3.28m x 2.84m)** With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

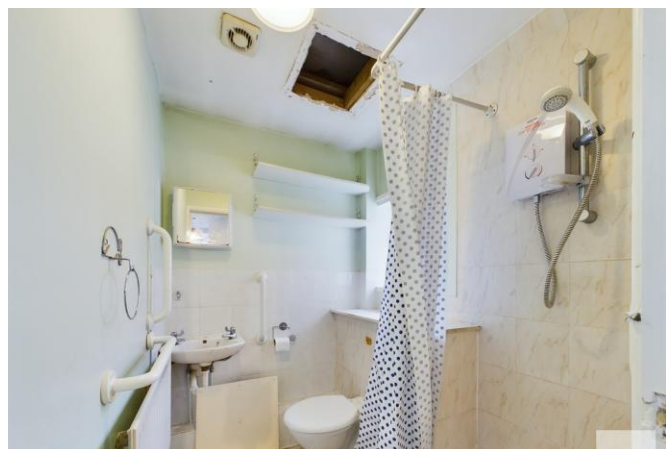
**BEDROOM FOUR 9' 2" x 8' 4" (2.79m x 2.54m)** With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM FIVE 10' 9" x 6' (3.28m x 1.83m)** With fitted carpet uPVC double glazed window to the front elevation, wall mounted radiator, over stairs storage cupboard and ceiling light.

**BATHROOM** With a fitted suite comprising of a bath with electric shower over, low flush w.c., pedestal wash hand basin, wood effect vinyl flooring, part ceramic wall tiling, opaque uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.



EXTERNAL To the front is a garden with gravelled areas, raised planters and a wall and fenced boundary and having a driveway providing ample off-road parking for several vehicles with double gates leading to a further driveway to the side of the property and providing access to the rear garden which is laid to lawn with a fenced boundary.







Floor 0



Floor 1

Approximate total area<sup>15</sup>  
1407.83 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

