

# JOHNSONS & PARTNERS

Estate and Letting Agency



**8 BRAMBER GROVE,**

NOTTINGHAM, NG11 9FJ

**PRICE GUIDE £200,000**



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, NOTTINGHAM, NG11 9FJ

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Guide Price £200,000 - £210,000

This corner plot, three bed family home in the popular location of Clifton is available to view from Saturday 15th May and we will be adding more details to this listing as the days go by.

With property being in such high demand we wanted to give buyers the opportunity to get an appointment to view, as soon as possible.

Comprising to the ground floor; entrance hallway, Living room, kitchen, utility room, conservatory with French doors to the garden. To the first floor there are three bedrooms and family bathroom. Loft space used as home office accessed by ladders.

Outside there are front and rear gardens, parking for two cars and a garage.

Close to Highbank Primary school and local shops with around a ten / fifteen minute walk to the centre. Local transport links close by.

Viewings STRICTLY by appointment.

## Entrance Hallway

### Living Room

15'5 x 14'6 (into alcove) (4.70m x 4.42m (into alcove))

### Breakfast Kitchen

12'3 x 9'3 (3.73m x 2.82m )

### Utility

### Conservatory

9'6 x 10'5 (2.90m x 3.18m )

### First Floor Landing

### Master Bedroom

12'9 x 9'9 (into alcove) (3.89m x 2.97m (into alcove))

### Bedroom Two

10'6 x 9'9 (3.20m x 2.97m )

### Bedroom Three

9'9 x 7'6 (2.97m x 2.29m )

### Bathroom

7'5 x 5'5 (2.26m x 1.65m)

### Outside

## Council Tax Band

A

## EPC

D

## Agents Note

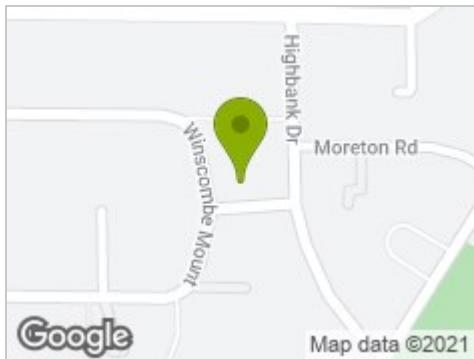
Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract. The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as exact measurements and potential interested parties are advised to re-check the measurements for accuracy.

## Anti Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Johnsons and Partners instructing solicitors in the purchase or the sale of a property.



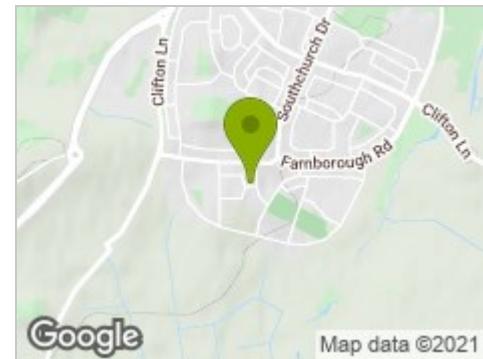
## Road Map



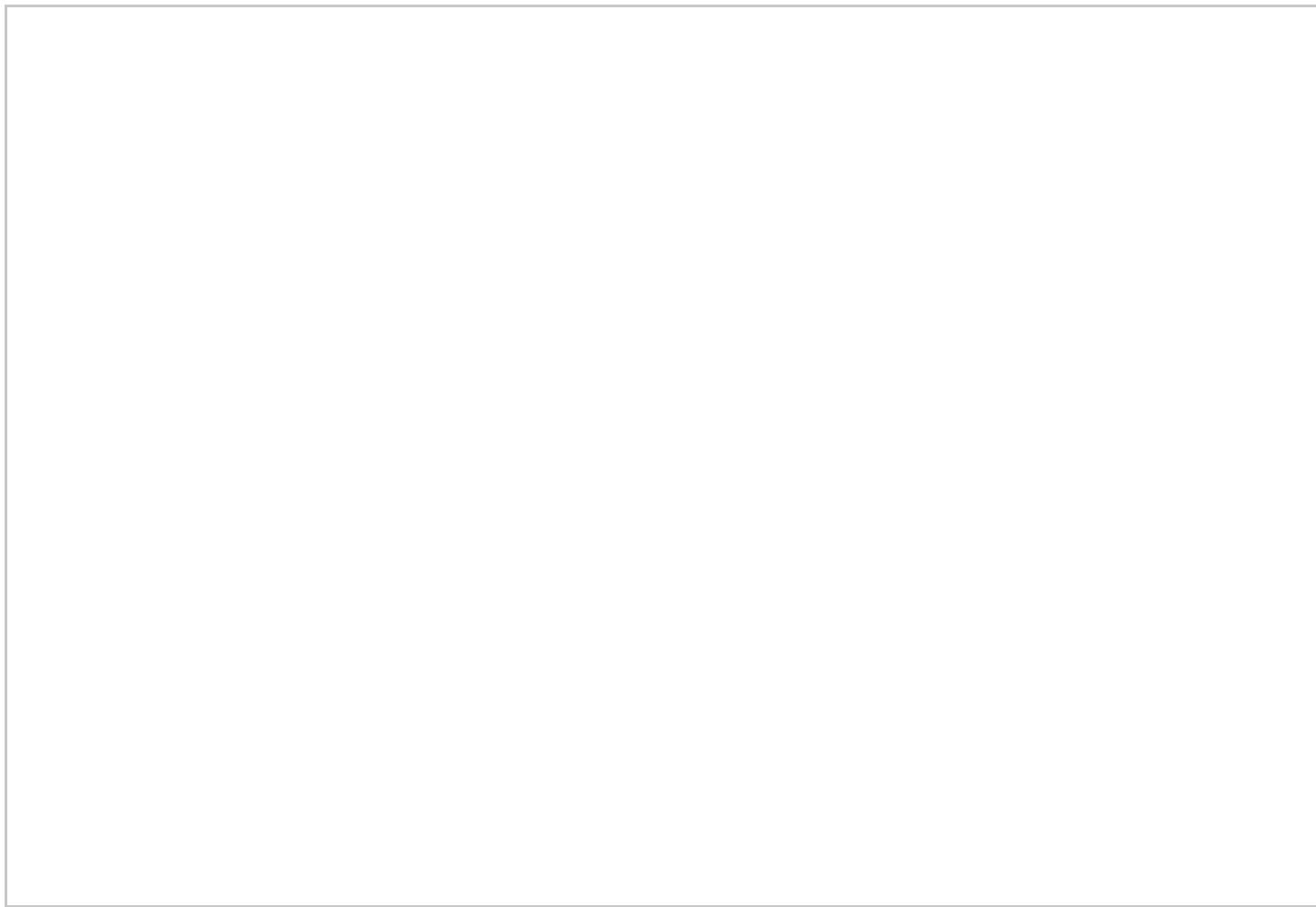
## Hybrid Map



## Terrain Map



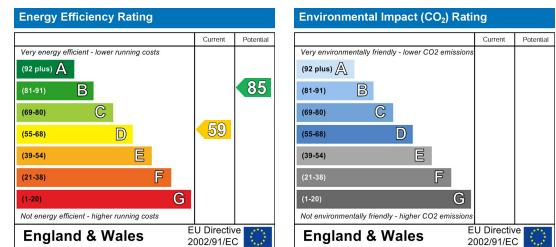
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.