



Bramble Drive, Nottingham, Nottinghamshire NG3 6NL

Guide Price £75,000

GUIDE PRICE: £75,000 - £80,000

FANTASTIC FIRST TIME BUYER HOME

This spacious and modern house will make a fantastic home for any first time buyer. The property is well presented throughout and is situated on a popular development with excellent access into the city.

This property has an attractive price - we strongly recommend you arrange an early viewing.

To the ground floor there is an entrance along with a modern kitchen with new boiler.

To the first floor there is a good sized lounge along with two bedrooms and a modern bathroom suite.

Outside there is a low maintenance garden.

POPULAR LOCATION



ACCOMMODATION

Ground Floor:

Entrance Hall

The entrance hall has a UPVC door, gives access to the ground floor accommodation and has stairs leading to the first floor

Kitchen

18'8" x 6'6" (5.7 x 2.0)

The kitchen has a laminate floor, partially tiled walls, a range of base and wall units, integrated hob, integrated oven, stainless steel sink with drainage board and mixer tap, space for washing machine, space for dryer, space for fridge freezer, microwave shelf, breakfast bar and a double glazed window

First Floor:

Landing

Living Room

13'1" x 8'6" (4.0 x 2.6)

This room has a laminate floor, double glazed window, TV point and radiator

Master Bedroom

10'2" x 8'6" (3.1 x 2.6)

The master bedroom has a double glazed window and radiator

Bedroom Two

9'6" x 6'6" (2.9 x 2.0)

This room has a double glazed window, TV point and radiator

Bathroom

6'2" x 5'2" (1.9 x 1.6)

This room has a laminate floor, partially tiled walls, bath with shower and curtain rail, low level flush WC, pedestal wash basin, radiator and a double glazed window

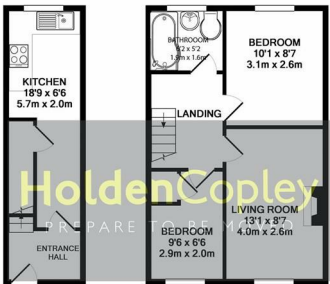
Outside:

Front

To the front of the property is a small fenced garden and a pathway leading under the house

Rear

To the rear of the property is a private enclosed gravel garden



GROUND FLOOR
APPROX. FLOOR AREA 152 SQ. FT. (14.1 SQ. M.)

1ST FLOOR
APPROX. FLOOR AREA 350 SQ. FT. (32.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 502 SQ. FT. (46.6 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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