

# HoldenCopley

PREPARE TO BE MOVED

Brambling Road, Burton Joyce, Nottinghamshire NG14 5JB

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Offers Over £205,000

Brambling Road, Burton Joyce, Nottinghamshire NG14 5JB





## STUNNING TOWNHOUSE...

This three storey modern townhouse is excellently presented and offers an abundance of space throughout making for an ideal purchase for any growing families or first time buyers! The property also benefits from having stunning views of the surrounding countryside and greenspaces. To the ground floor of the property is a spacious living room, a modern kitchen diner benefitting from upgraded extras such as integrated appliances and a separate ground floor WC. To the first floor of the property are two double bedrooms serviced by a stylish three piece bathroom suite, the second floor is host to the spacious master bedroom. Outside to the front of the property is a driveway to provide off road parking and to the rear of the property is a private enclosed garden with an artificial lawn and a paved patio area.

MUST BE VIEWED







- Three Storey Townhouse
- Three Double Bedrooms
- Spacious Living Room
- Modern Kitchen Diner
- Bathroom & Ground Floor WC
- Off Street Parking
- Private Rear Garden
- Excellently Presented Throughout
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Living Room

12'9" x 16'0" (3.9 x 4.9)

The living room has carpeted flooring, a TV point, a radiator, an in-built under stairs cupboard, a UPVC double glazed window to the front elevation and a UPVC door to provide access into the accommodation

Hall

4'7" x 5'2" (1.4 x 1.6)

The hall has tiled flooring and carpeted stairs

WC

3'11" x 4'11" (1.2 x 1.5)

This space has tiled flooring, a low level flush WC, a wash basin with stainless steel mixer taps, a heated towel rail, half height marble effect tiling and an extractor fan

Kitchen Diner

8'6" x 12'9" (2.6 x 3.9)

The kitchen diner has tiled flooring, a range of fitted base and wall units with fitted countertops, a top mount sink and a half with a drainer and a pull down stainless steel mixer tap, an integrated oven with a gas hob and an extractor hood, an integrated dishwasher, an integrated fridge freezer, recessed spotlights, a radiator, a UPVC double glazed window to the rear elevation and UPVC double glazed French doors to access the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation

Bedroom Two

12'9" x 11'5" (3.9 x 3.5)

The second bedroom has carpeted flooring, a radiator, a feature panelled wall and two UPVC double glazed windows to the front elevation

Bedroom Three

12'9" x 9'6" (3.9 x 2.9)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

6'2" x 8'6" (1.9 x 2.6)

The bathroom has wood effect flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture and a glass shower screen, a chrome heated towel rail, partially tiled walls, recessed spotlights and an extractor fan

SECOND FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard and provides access into the main bedroom

Bedroom One

12'9" x 30'10" (3.9 x 9.4)

The main bedroom has carpeted flooring, a radiator, a TV point and Velux windows to the front and rear elevations

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking for one vehicle and courtesy lighting

Rear

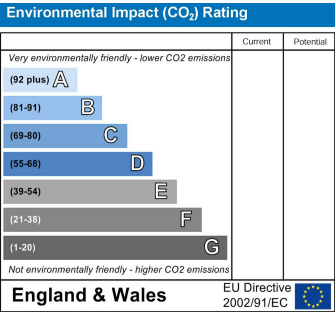
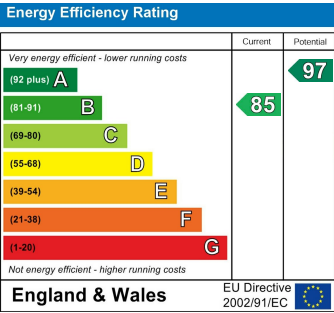
To the rear of the property is a private enclosed garden with an artificial lawn, a paved patio seating area, courtesy lighting and panelled fencing

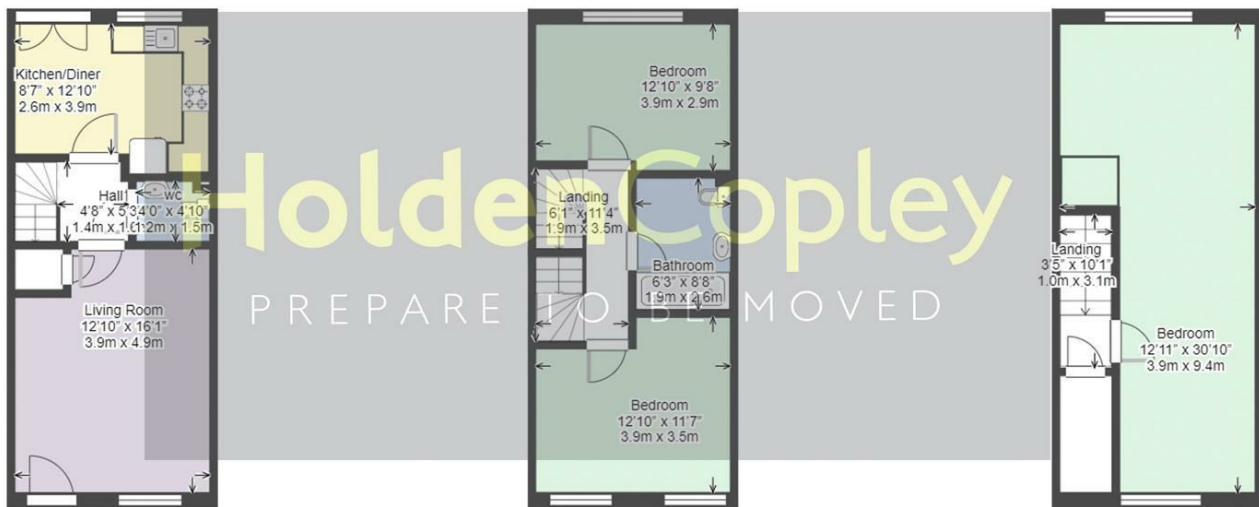
DISCLAIMER

Under The Estate Agency Act, we wish to notify all perspective buyers that this property is being sold by a member of HoldenCopley.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.





Approx. Gross Internal Area of the Ground floor:  
**377.6 Sq Ft - 35.08 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**1137.1 Sq Ft - 105.64 Sq M**

Approx. Gross Internal Area of the 1st floor:  
**374.69 Sq Ft - 34.81 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**1137.1 Sq Ft - 105.64 Sq M**

Approx. Gross Internal Area of the 2nd floor:  
**384.81 Sq Ft - 35.75 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**1137.1 Sq Ft - 105.64 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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