



**Briarbank Walk  
Thorneywood, Nottingham NG3 6NA**

A THREE BEDROOM, MID TERRACE FAMILY HOME SITUATED IN THORNEYWOOD, NOTTINGHAM.

**Offers Over £160,000 Freehold**



\*\* IDEAL FAMILY HOME \*\* POPULAR LOCATION \*\*

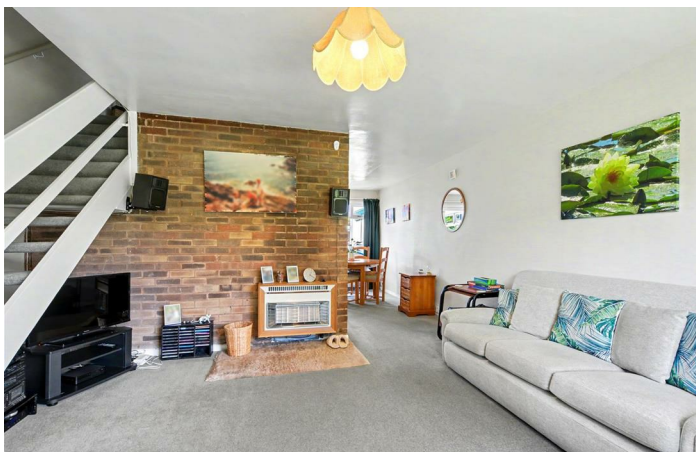
Robert Ellis Estate Agents are delighted to bring to the market this IMMACULATE THREE BEDROOM, MID TERRACE FAMILY HOME situated in THORNEYWOOD, NOTTINGHAM.

Upon entry, you are welcomed into the hallway which leads to the open plan lounge/diner. Off the dining area is the kitchen and conservatory with French doors opening onto the enclosed, low maintenance rear garden with patio and laid to lawn.

Stairs lead to landing, first double bedroom, second double bedroom, third bedroom and family bathroom with a three piece suite.

The front of the home offers a laid to lawn and path to the front door. The property is situated on a walk way, off Briarbank Avenue.

This home allows buyers to move in with ease and enjoy- Contact the office now to arrange your viewing before it is too late!



#### Entrance Porch

3'1" x 3'10" approx (0.94 x 1.19 approx)

Carpeted flooring, UPVC double glazed door to the front elevation, door leading through to the lounge.

#### Open Plan Lounge Diner

##### Lounge Area

14'11" x 12'0" approx (4.56 x 3.66 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted gas connected heater.

##### Dining Area

11'5" x 8'6" approx (3.49 x 2.61 approx)

Carpeted flooring, wooden single glazed window, wooden single glazed door leading through to the conservatory.

##### Conservatory

5'10" x 8'5" approx (1.79 x 2.58 approx)

Vinyl flooring, UPVC double glazed windows, UPVC double glazed French doors leading out to the enclosed rear garden.

##### Kitchen

11'10" x 6'1" approx (3.62 x 1.87 approx)

A range of wall and base units with worksurfaces over incorporating a stainless steel sink with separate hot and cold taps, space and point for a cooker, space and plumbing for a washing machine, space and point for a fridge freezer, tiled splashbacks, vinyl flooring.

##### First Floor Landing

7'8" x 5'5" approx (2.34 x 1.67 approx)

Carpeted flooring, doors leading off to:

##### Family Bathroom

6'5" x 5'6" approx (1.96 x 1.69 approx)

Tiling to the walls, vinyl flooring, WC, handwash basin, panelled bath with separate hot and cold taps, UPVC double glazed window to the rear elevation.

##### Bedroom One

12'10" x 9'0" approx (3.92 x 2.75 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, built-in storage cupboard.

##### Storage Cupboard

1'11" x 2'4" approx (0.59 x 0.73 approx)

##### Bedroom Two

10'11" x 8'11" approx (3.09 x 2.73 approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, built-in storage cupboard.

##### Storage Cupboard

1'9" x 2'5" approx (0.55 x 0.76 approx)

##### Bedroom Three

9'8" x 6'1" approx (2.97 x 1.86 approx)

Carpeted flooring, UPVC double glazed window to the front elevation.

##### Airing Cupboard

1'6" x 1'6" approx (0.46 x 0.48 approx)

##### Outside

##### Front of Property

To the front of the property there is a low maintenance front garden with garden laid to lawn, pathway leading to the front entrance door.

##### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area and garden laid to lawn, gated access to the rear.

##### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 2mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

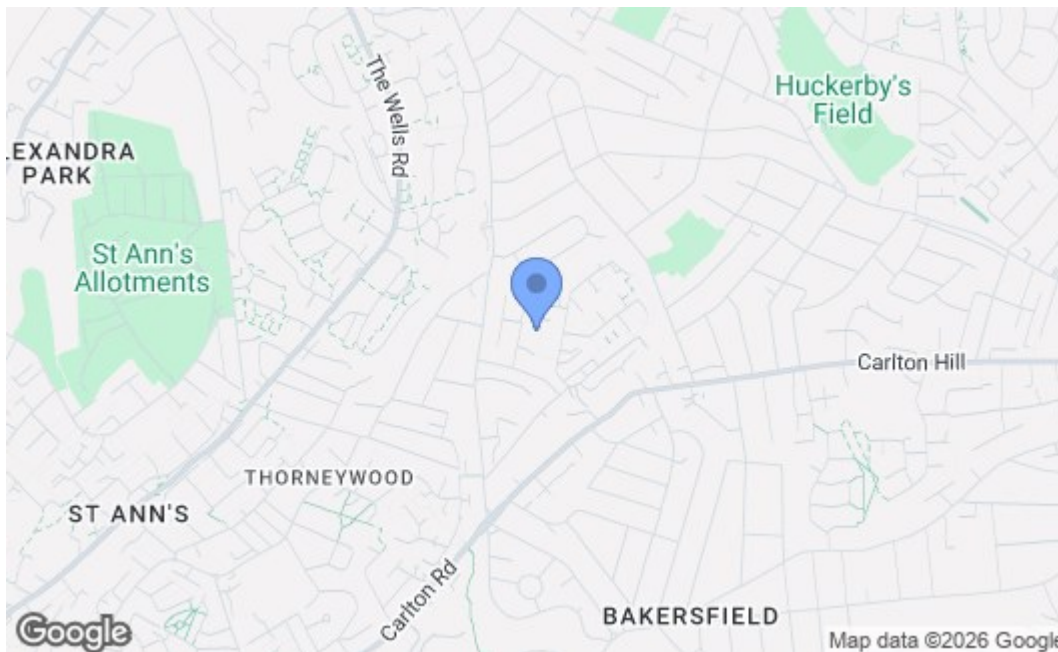
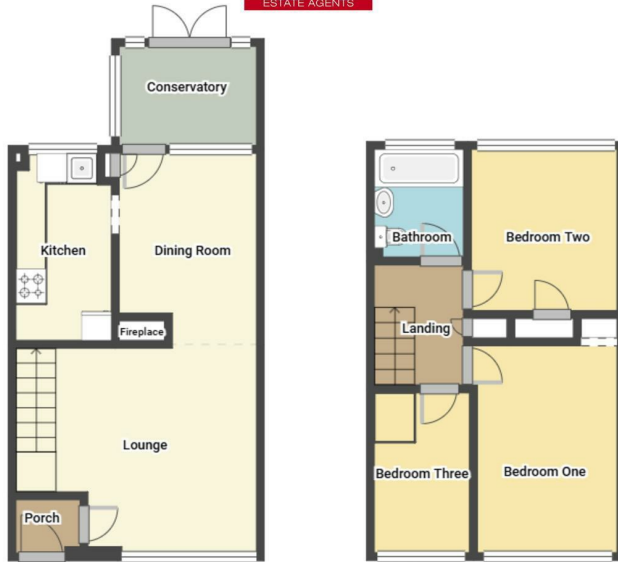
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
|   |  |                         | 79        |
|   |  | 28                      |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.