



Offers In Excess Of £250,000

Brambling Road, Burton Joyce, Nottingham NG14 5JB

EPC Rating B



Well presented three storey end terrace house with parking for two vehicles and landscaped low maintenance rear garden with a paved patio area, artificial lawn and gated access.

In brief, the ground floor accommodation comprises a living room with built in storage cupboard, WC and kitchen dinner with fitted oven, gas hob, extractor, integrated slimline dishwasher and spaces for a washing machine and for a fridge freezer. French doors lead to the rear garden.

To the first floor are two double bedrooms and a modern bathroom with a mixer shower attachment over the bath.

A further storage cupboard and the master bedroom suite, complete with an en-suite shower room occupies the second floor.

The property is well positioned for a whole range of amenities including large supermarkets and schools as well as easy access on to the Colwick Loop Road (A612).

- Freehold
- Council Tax Band C

LIVING ROOM 14' 5" x 11' 9" (4.39m x 3.58m)

KITCHEN/DINER 11' 8" x 7' 6" plus recess (3.56m x 2.29m)

WC 4' 3" x 3' 7" (1.3m x 1.09m)

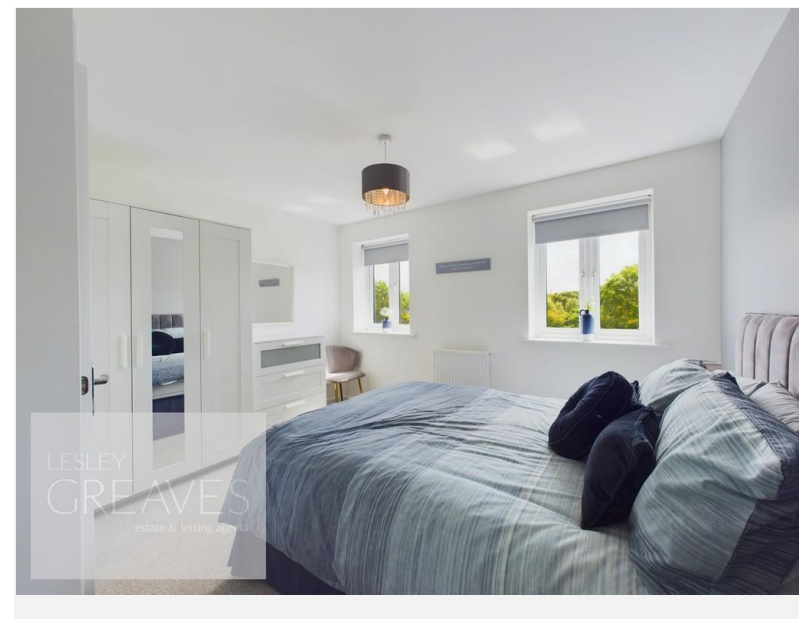
BEDROOM TWO 11' 9" x 8' 8" plus recess (3.58m x 2.64m)

BEDROOM THREE 11' 10" x 7' 7" plus recess (3.61m x 2.31m)

BATHROOM 7' 11" x 5' 6" (2.41m x 1.68m)

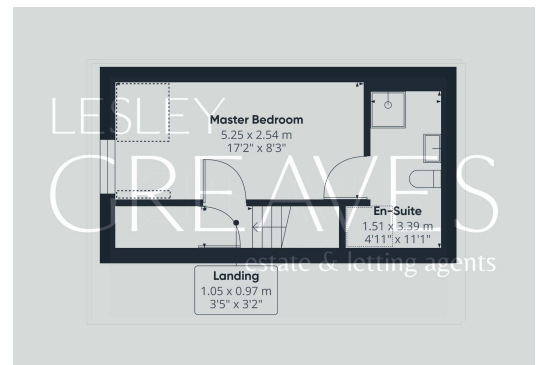
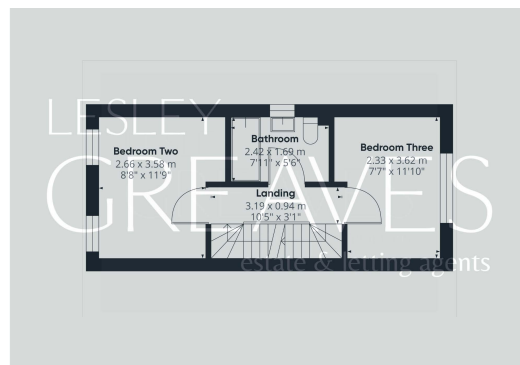
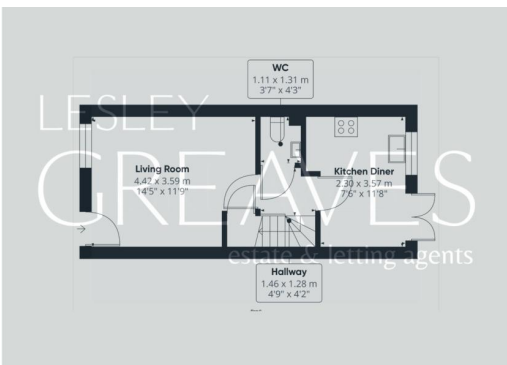
MASTER BEDROOM 17' 2" x 8' 3" (5.23m x 2.51m)

EN-SUITE 11' 1" x 4' 11" (3.38m x 1.5m)



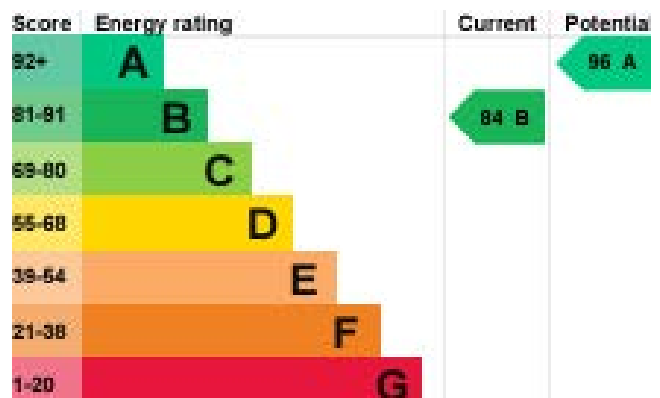
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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