



Japonica Drive
Nottingham

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Property Description

IDEAL FIRST TIME BUYER PROPERTY!

Burchell Edwards are pleased to present this ideal first-time buyers' property!

The property briefly comprises of entrance hallway, kitchen and lounge. To the first floor is a family bathroom and two good sized bedrooms. To the exterior of the property there is a driveway and to the rear is a lovely fully enclosed garden with mainly laid lawn, and planted beds and boarders.

Ideally located close to local amenities! Do not miss out!

Entrance Hallway

Accessed via composite door to the front with a radiator and door off to:-

Lounge

13' 3" x 12' 11" (4.04m x 3.94m)

Having window to the rear elevation, French doors to the rear elevation, understairs storage cupboard and two radiator.

Kitchen

6' 6" x 10' 5" (1.98m x 3.17m)

Having wall and base units with work surfaces over, gas hob and electric oven, space for a fridge, window to the front elevation, a radiator, inset sink, extractor fan, wall mounted boiler and space for washing machine.

First Floor Landing

Having loft access

Bedroom One

10' 7" Plus recess x 12' 7" (3.23m Plus recess x 3.84m)

Having window to the front elevation, a radiator and storage cupboard.

Bedroom Two

.11' 3" x 7' 10" (3.43m x 2.39m)

having a window to the rear elevation and a radiator.

Bathroom

7' 11" Plus recess x 4' 11" (2.41m Plus recess x 1.50m)

Having bath with mains fed shower over, pedestal wash hand basin, low level W.C and chrome heated towel rail.

Outside

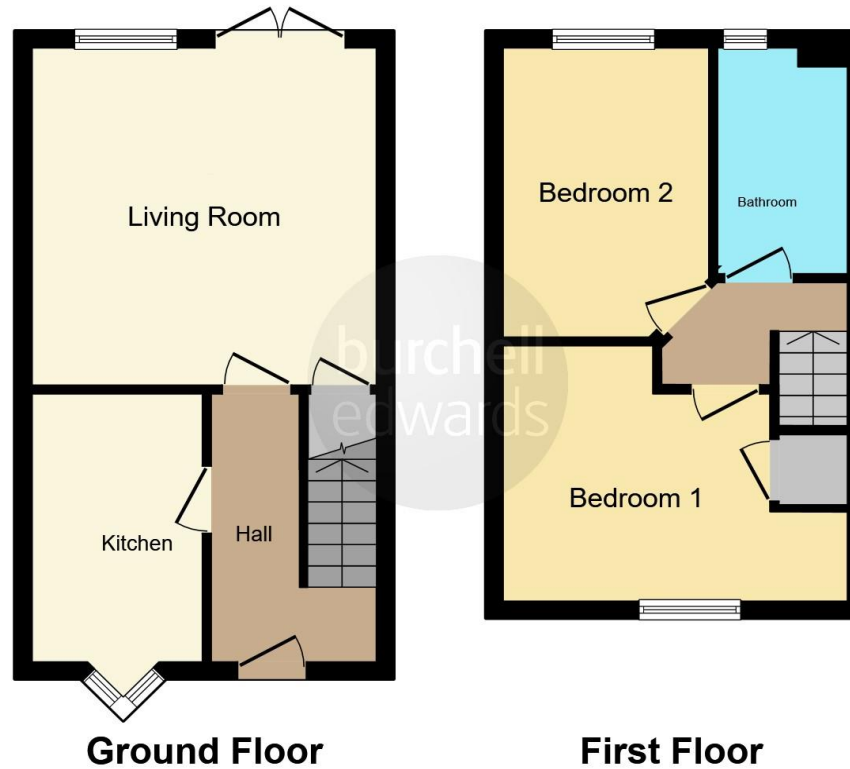
To the rear is a fully enclosed garden which is mainly laid to lawn with a patio area.

To the front of the property is a driveway providing off road parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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