

**92 BRAMBLE DRIVE
BAKERSFIELD
NOTTINGHAM
NG3 6NE**



Guide Price £140,000 - £150,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- End Terrace Property
- Three Bedrooms
- Family Bathroom
- Perfect for first time buyers/investors
- Close to local amenities
- Viewing Highly Recommended

92 BRAMBLE DRIVE, BAKERSFIELD

Need2View bring to market this three bedroom end terrace, located in a popular area of Nottinghamshire. A spacious family home benefiting from front and rear garden, close to local transport links and only a 15 minute drive to the City Centre.

Entrance door into **PORCH**:



HALLWAY

With stairs to the first floor landing, access to the ground floor rooms and ceiling light point.

LOUNGE

14'11" x 14'7" A spacious family room with window to the front, feature fireplace, radiator, power and ceiling light points.



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KITCHEN/DINER

14'11 x 9'2" Fitted with a range of wall and base units, oven, extractor, wash basin with draining board, space for washing machine, window and patio doors to right, radiator, power points and ceiling light point.



FIRST FLOOR LANDING

With stairs to the second floor, access to two bedrooms and the family bathroom.

BEDROOM ONE

13'0" x 8'4" With window to the front, radiator, power points and ceiling light points.



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BEDROOM TWO

10'10" x 8'4" With window to the rear, radiator, power and ceiling light points.



BEDROOM THREE

7'11" x 6'3" With window to the rear, radiator, power and ceiling light points.



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BATHROOM

6'2" x 6'0" Grey and white three piece suite comprising of a wash handbasins, a W.C, bath and overhead shower, tiled walls, radiator, opaque windows and ceiling light point.



OUTSIDE

To the rear of the property there is a good sized, laid to lawn all enclosed with wooden fences.

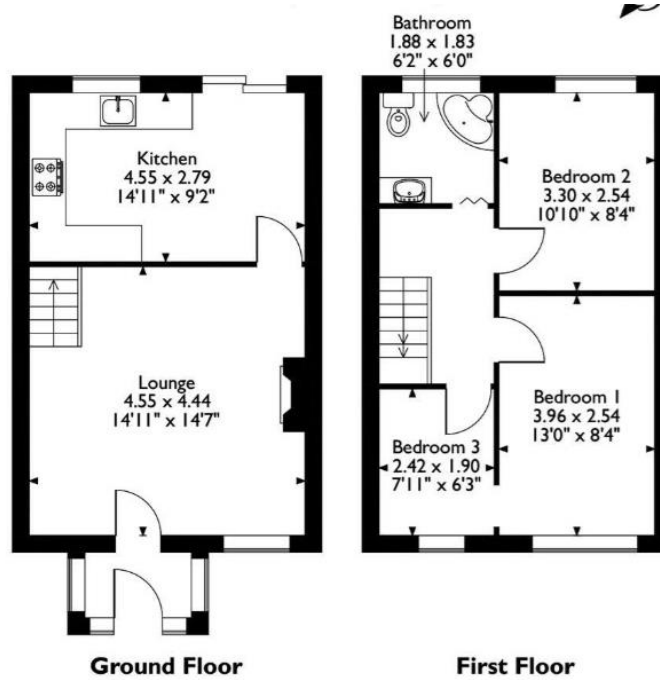


EPC GRAPH

92 BRAMBLE DRIVE, BAKERSFIELD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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ADDITIONAL INFORMATION

Local Council – Gedling Borough Council

Council Tax Band – A

Primary School – Standhill Infant School,

Secondary School – Rosehill School, Redhill Academy

Stamp Duty on Asking Price: N/A (Additional costs may apply if being purchased as a second property)

AGENTS NOTES

92 BRAMBLE DRIVE, BAKERSFIELD

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.