



**DavidJames**  
the estate agent

**Bramble Drive, Honeywood Gardens, Nottingham, NG3 6NE**

**Guide Price £150,000**

# About This Property

This mid-terraced house is located in Honeywood Gardens, positioned at the end of a cul-de-sac and provides three bedrooms. Step into the inviting lounge, where the laminate flooring leads to a staircase with an open balustrade, guiding you to the first floor. The heart of this home is the dining kitchen, featuring a range of units and integrated appliances including a double oven, hob, and extractor. The first-floor bathroom has a white suite and mains shower. The property also has gas central heating and UPVC double glazing. Outside there is a timber framed space accessed from the kitchen and a low-maintenance garden, complete with dual decked areas and an artificial lawn. Local amenities are just a stone's throw away, adding to the convenience of this location. The property is available with vacant possession or the benefit of a sitting tenant with a current rental income of £850 pcm, translating to a 6.8% gross yield. This home is also sold with no upward chain.

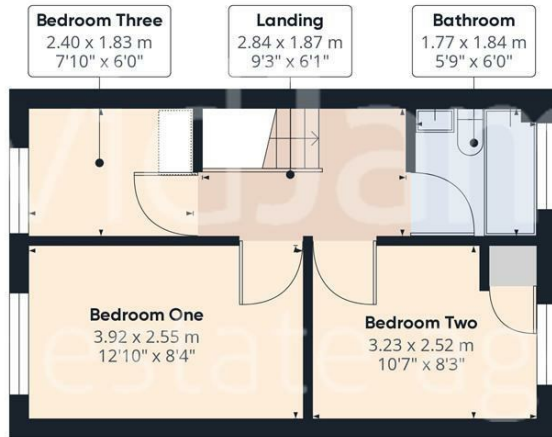


- Mid terraced house sold with no upward chain
- Three bedrooms
- Lounge with laminate flooring and staircase with open balustrade to the first floor
- Dining kitchen with a range of units and integrated double, oven, hob and extractor
- First floor bathroom/Wc with white suite and mains shower
- Gas central heating, UPVC double glazing
- Timber framed space accessed from the dining kitchen with part glazed door to the rear garden
- Low maintenance rear garden with two decked areas and artificial lawn
- Set at the end of a cul-de-sac but close to local amenities
- Can be sold with vacant possession or with a sitting tenant currently paying £850 pcm (6.8% gross yield)





Floor 0



Floor 1



**Approximate total area\***  
69.77 m<sup>2</sup>  
751.03 ft<sup>2</sup>

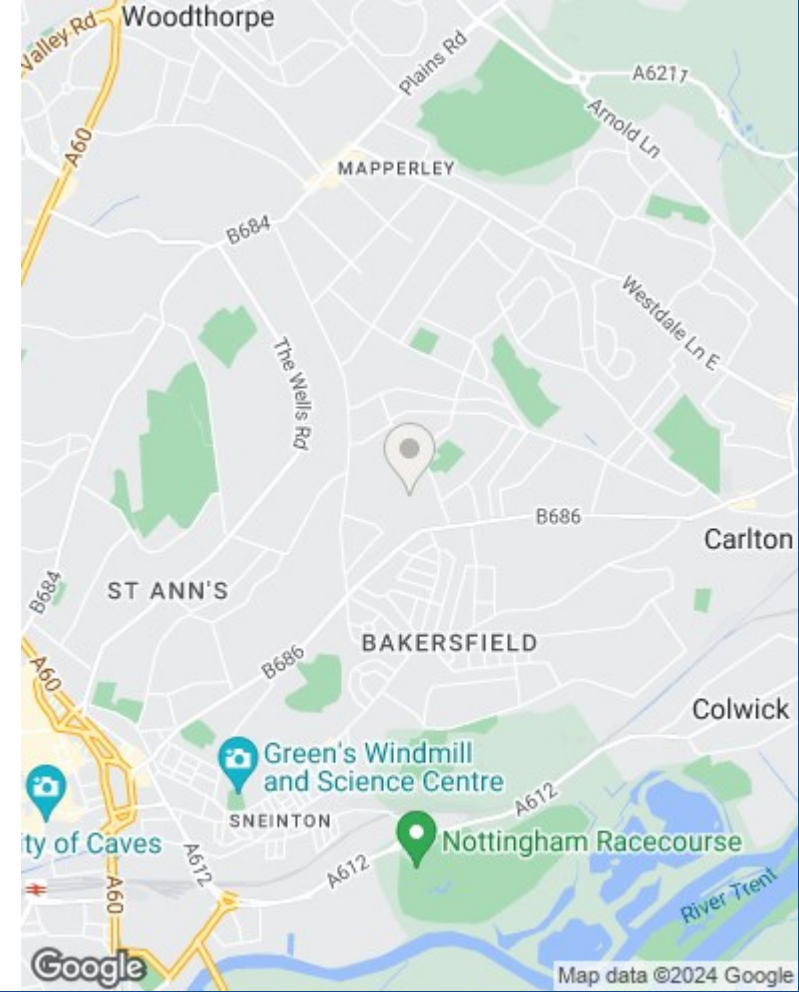
**Reduced headroom**  
1.36 m<sup>2</sup>  
14.68 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**Council Tax Band: A**  
**Gedling Borough Council**  
**Freehold**

**DavidJames**  
the estate agent

David James Estate Agents  
317 Carlton Hill, Nottingham, NG4 1GL  
t: 0115 987 8957 e: carlton@david-james.com

