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**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)

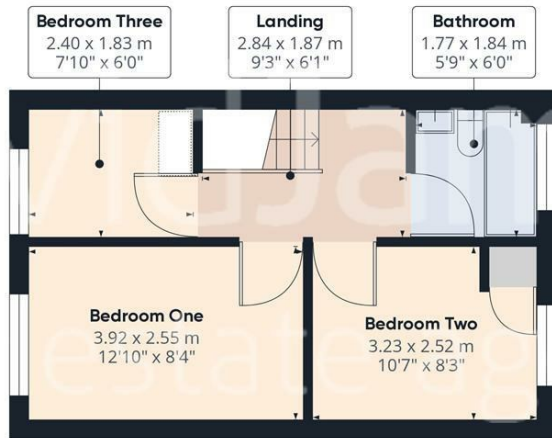








Floor 0



Floor 1



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

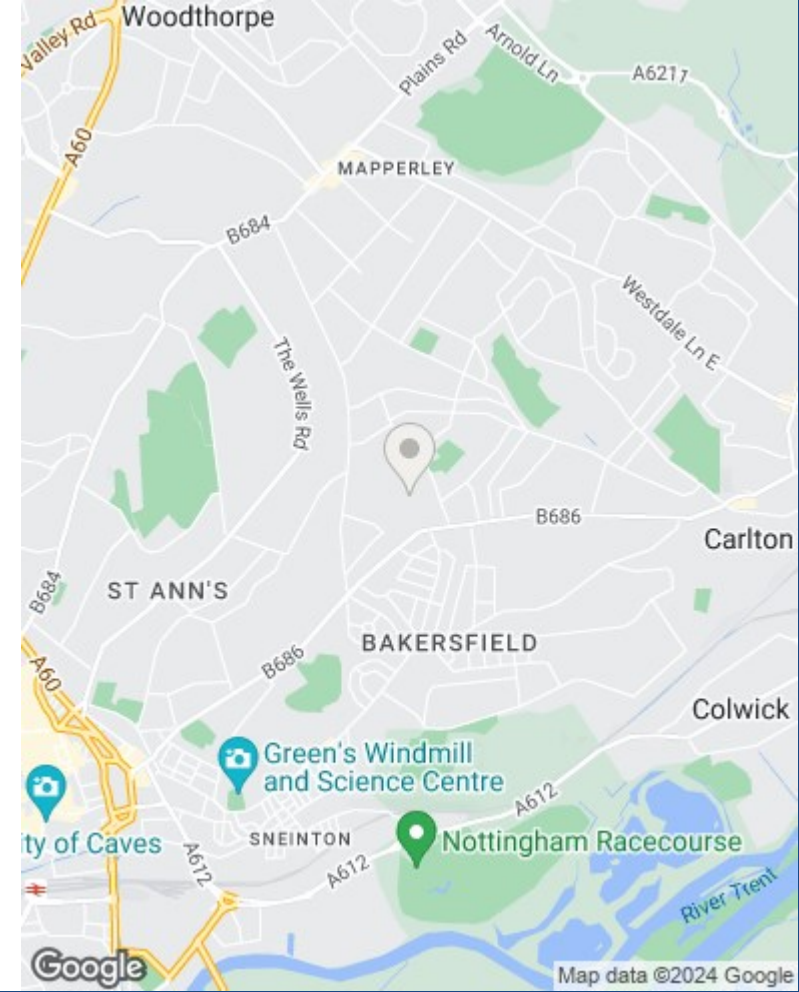
**Reduced headroom**  
1.36 m<sup>2</sup>  
14.68 ft<sup>2</sup>

(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.

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

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