



**25 Bramble Drive, Nottingham – NG3 6NL**

Guide Price **£120,000**

**DavidJames**  
the estate agent





## 25 Bramble Drive

Nottingham, Nottingham

No Chain. Mid-terrace house requiring full modernisation. Conveniently located for Carlton and Nottingham with lounge and dining/kitchen, three bedrooms a three-piece bathroom suite and rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Mid-terrace house sold with no upward chain
- Three bedrooms (main bedroom with open wardrobe storage)
- Requires modernisation, ideal for investors or first time buyers
- Lounge with feature brick wall and fireplace
- Dining kitchen with patio doors overlooking the rear garden
- Bathroom/Wc with white suite and electric shower
- Gas central heating
- Enclosed rear garden
- Westerly-facing rear aspect
- Conveniently located near Carlton and easy access to Nottingham City Centre



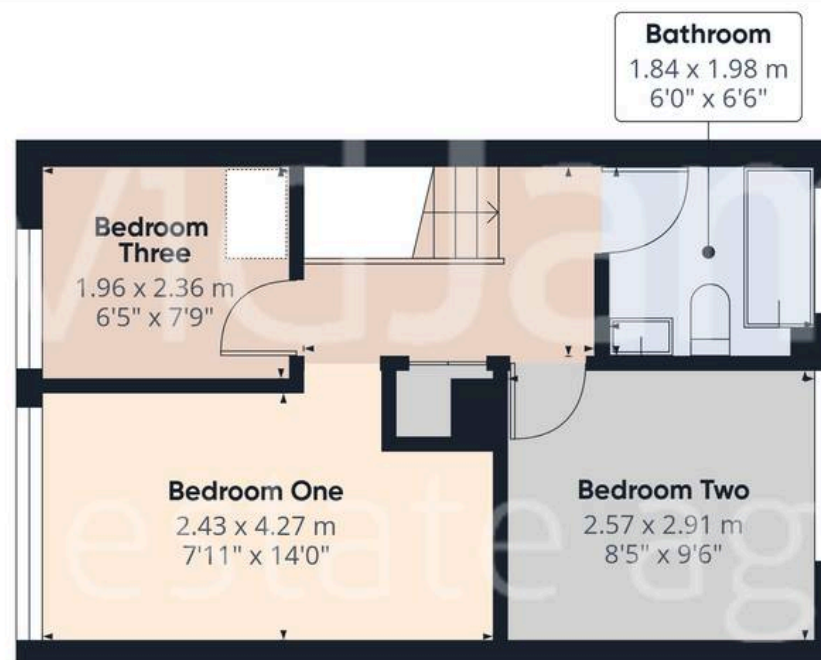












Approximate total area<sup>(1)</sup>

61.6 m<sup>2</sup>

663 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

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