



Bannerman Road, NOTTINGHAM NG6 9HZ

welcome to

Bannerman Road, NOTTINGHAM

- Detached House
- Five Bedrooms with En-Suite off Master Bedroom
- Spacious Accommodation Throughout
- Downstairs WC
- Council Tax Band B

Tenure: Freehold EPC Rating: C

offers in the region of

£300,000

Entrance Hall

With uPVC door leading into an spacious hallway, wooden laminate flooring, access to the staircase, under-stair cupboard, a wall mounted radiator and door leading to the downstairs WC, living room and lounge.

Downstairs Wc

With uPVC privacy window to the front aspect, wooden laminate flooring, WC, wall mounted wash basin and a wall mounted electric storage heater.

Lounge

12' 3" x 14' 6" (3.73m x 4.42m)
With uPVC window to the front aspect, wooden laminate flooring, feature fireplace with a modern integrated open fire, with ample space for a three piece suite, a wall mounted radiator and door leading to the kitchen.

Second Reception

15' 10" x 14' (4.83m x 4.27m)
With uPVC windows to the front and side aspect, wooden laminate flooring, ample space for seating or dining table and chairs and a wall mounted radiator.

Kitchen Diner

13' 10" x 12' (4.22m x 3.66m)
With uPVC window and door to the front aspect, ceramic tiled flooring and splashback, a selection of fitted wall and base units, mid height integrated oven and microwave, a separate hob with extractor above, sink, drainer and mixer tap, integrated, washing machine, dishwasher and fridge freezer, a breakfast bar and a wall mounted radiator.

Landing

With access to the loft and doors leading to all first floor accommodation.

Bedroom One

12' 4" x 10' 6" (3.76m x 3.20m)
With uPVC window to the side aspect, wooden laminate flooring, flitted wardrobes with mirror doors, a wall mounted radiator and door leading to the en-suite.

En-Suite

With a double shower cubicle, WC, pedestal wash basin and a heated towel rail.

Bedroom Two

15' 3" x 7' 1" (4.65m x 2.16m)
With uPVC window to the front aspect, wooden laminate flooring and a wall mounted radiator.

Bedroom Three

15' 3" x 7' (4.65m x 2.13m)
With uPVC window to the side aspect, wooden laminate flooring and a wall mounted radiator.

Bedroom Four

12' 3" x 5' 7" (3.73m x 1.70m)
With uPVC window to the front aspect, wooden laminate flooring and a wall mounted radiator.

Bedroom Five

12' 3" x 5' 6" (3.73m x 1.68m)
With uPVC window to the rear aspect, wooden laminate flooring and a wall mounted radiator.

Bathroom

With uPVC privacy window to the front aspect, vinyl flooring, tiled walls, panelled bath with glass shower screen, WC, a pedestal wash basin and a wall mounted radiator.

Outside

To the front of the property is a low maintenance garden with paved patio area, shed and gated access to off street parking and garage



view this property online williamhbrown.co.uk/Property/BUL109384



Property Ref:

BUL109384 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0115 9753817



bulwell@williamhbrown.co.uk



263 Main Street, Bulwell, NOTTINGHAM,
Nottinghamshire, NG6 8EZ



williamhbrown.co.uk