



**Austin Street, Nottingham NG6 9HQ**

**welcome to**

## **Austin Street, Nottingham**

- Semi Detached House
- Two Bedrooms
- Kitchen Diner
- Driveway and Front & Rear Gardens
- Council Tax Band B

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

**£190,000**

### **Entrance Hall**

With composite front door, staircase ahead and door to the lounge.

### **Lounge**

12' 3" x 11' 11" ( 3.73m x 3.63m )

With uPVC double glazed window, carpet flooring, feature fireplace, with log burner style fire, a wall mounted radiator, space for a three-piece suite and door leading to the kitchen diner.

### **Kitchen Diner**

15' 8" x 9' 3" ( 4.78m x 2.82m )

With uPVC double glazed window to the rear and side aspect, tiled flooring, fitted wall and base units, mid height double oven, a separate gas hob with extractor above, sink, drainer and mixer tap, a wall mounted radiator, space for a washing machine, fridge freezer, dining table & chairs and a uPVC double glazed door to the rear leading to the garden.

### **Landing**

With uPVC double glazed window to the side aspect, access to the loft and doors to all first-floor accommodation.

### **Bedroom One**

12' 2" x 12' ( 3.71m x 3.66m )

With uPVC double glazed window to the front aspect, carpet flooring, a storage cupboard with a uPVC double glazed window and a wall mounted radiator.

### **Bedroom Two**

9' 4" x 9' 1" ( 2.84m x 2.77m )

With uPVC double glazed window to the rear aspect, carpet flooring and a wall mounted radiator.

### **Bathroom**

With uPVC double glazed privacy window to the side aspect, tiled flooring and part tiled walls, panelled bath with shower above, WC, pedestal wash basin and a wall mounted radiator.

### **Outside**

To the front is a gravel garden with shrub borders and a driveway providing off street parking leading down the side of the property to the rear garden. To the rear is a private fence enclosed garden, slab paving with a variety of plants and shrubs, leading to a decked patio area ideal outdoor dining and access to the out building.



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#### **Property Ref:**

BUL109523 - 0002

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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](mailto:bulwell@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)