



Saxondale Drive, Nottingham NG6 9EH

welcome to

Saxondale Drive, Nottingham

- Mid Terraced House
- Two Bedrooms
- Kitchen Diner
- Gas Central Heating and UPVC Double Glazing
- Off Street Parking

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£180,000

Entrance Hall

With UPVC double glazed door with staircase ahead and door to the lounge.

Lounge

14' 3" x 11' (4.34m x 3.35m)
With UPVC double glazing window to the front elevation, wooden flooring, feature fireplace, fire and mantelpiece surround, space for a three-piece suite and a door leading to the kitchen diner.

Kitchen/Diner

17' 3" x 8' 4" (5.26m x 2.54m)
With three UPVC double glazed windows and door to the rear elevation, tiled flooring, fully fitted wall and base units with tiled splashbacks, integrated oven with gas hob and extractor above, sink, drainer and mixer tap, storage cupboard, a wall mounted radiator, space for washing machine, fridge freezer and dining table and chairs.

Landing

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

Bedroom One

13' 2" x 9' 7" (4.01m x 2.92m)
With UPVC double glazed window to the front elevation, fitted carpet flooring, a built-in storage cupboard and a wall mounted radiator.

Bedroom Two

10' x 9' 1" (3.05m x 2.77m)
With UPVC double glazed window to the rear elevation, wood laminate flooring, a built-in storage cupboard and a wall mounted radiator.

Bathroom

With UPVC double glazed privacy window to the rear elevation, tiled flooring, tiled walls, panelled bath with a fitted shower above and curved glass shower screen, WC, pedestal hand wash basin and a wall mounted radiator.

Outside

To the front is spacious driveway providing off street parking for multiple cars and a hedge border. To the rear is fence enclosed generous sized garden, mainly laid to lawn, with a raised slab patio and a lower paved area ideal for outdoor dining.



view this property online williamhbrown.co.uk/Property/BUL110150



Property Ref:

BUL110150 - 0003

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