



**Braddon Avenue  
Nottingham, NG9 8NA**

Guide Price £120,000

**Gao**  
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## MAIN FEATURES:

- Well Presented First Floor Flat
- Good Size Modern Fitted Kitchen
- Lounge/Diner
- Two Double Bedrooms
- Modern Bathroom/WC

Situated in the popular and well-connected area of Stapleford, this well-presented first floor flat offers comfortable and practical living, ideal for first-time buyers, investors or those looking to downsize. The accommodation comprises a bright and spacious lounge/diner, providing an excellent space for relaxing or entertaining. The property benefits from a good-sized fitted kitchen with ample storage and worktop space, well suited to everyday cooking. There are two generous double bedrooms, both offering flexibility for bedroom, home office or guest use, along with a modern bathroom/WC finished to a contemporary standard.

Braddon Avenue is conveniently located for a range of local amenities, including shops, supermarkets, cafés and schools. Stapleford town centre is within easy reach, while excellent transport links provide straightforward access to Nottingham, Derby, Beeston and the M1, making this an ideal location for commuters. Nearby green spaces, parks and countryside walks add to the appeal, offering a great balance between urban convenience and outdoor living. An early viewing is highly recommended to appreciate the space, condition and location this attractive flat has to offer.

## MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

We are here to help with any questions  
or information you need.

**Are you looking for a solicitor or mortgage?**  
We can help arrange an appointment - Get in touch.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.  
For further information contact us:  
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We're Open:  
8am – 8pm 7 days a week

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