

178 Briar Gate, Nottingham, NG10 4DJ

Price Guide £170,000



DESCRIPTION & ACCOMMODATION

OFFERED WITH A PRICE GUIDE OF £170,000 TO £175,000
THREE BEDROOMS
GENEROUS GARDENS TO THE FRONT & REAR
BREAKFAST KITCHEN
POTENTIAL TO EXTEND (stp)
NO ONWARD CHAIN
EARLY INTERNAL VIEWING ADVISED
CALL OUR OFFICE TO ARRANGE YOUR ACCOMPANIED
VIEWING

OFFERED WITH A PRICE GUIDE OF £170,000 TO £175,000. A THREE BED END TOWN HOUSE BEING OFFERED TO THE MARKET WITH NO ONWARD CHAIN. BRIEFLY COMPRISING OF ENTRANCE VESTIBULE, LOUNGE AND BREAKFAST KITCHEN. TO THE FIRST FLOOR THERE ARE THREE BEDROOMS AND A SHOWER ROOM. AND GENEROUS GARDENS TO THE FRONT & REAR.



DESCRIPTION & ACCOMMODATION

BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN WITH A PRICE GUIDE OF £170,000 TO £175,000.

A three bed end town house located in Long Eaton close to the M1/J25 giving great access routes to Nottingham, Derby & beyond!

Briefly comprising of small entrance vestibule, lounge and breakfast kitchen. To the first floor there are two / three bedrooms serviced by a shower room. There are generous gardens to the front and rear of the property and plenty of potential to extend (subject to the relevant planning permissions) and put your own stamp on this property!

ENTRANCE

Entered via a double glazed door to a small vestibule with stairs ascending to the first floor, double glazed window to the side elevation, central heating radiator and further door to the lounge.

LOUNGE

14'11 x 10'09 (4.55m x 3.28m)

(13'09) into bay window.

With double glazed bay window to the front elevation, chimney breast with alcoves either side and fire surround. Central heating radiator and TV/power points.

BREAKFAST KITCHEN

14'09 x 8'11 (4.50m x 2.72m)

A great family space with a range of wall and base units beneath round edge work surfaces and tiled splash backing, integrated oven/grill, plumbing and space for washing machine, additional appliance space for fridge freezer etc, sink drainer unit with mixer tap over, central heating radiator, double-glazed windows to both the side and rear elevations overlooking the garden and also a door to the rear giving access to the rear garden. Plenty of space for a dining table and chairs.

FIRST FLOOR LANDING

With loft access, double glazed window to the side elevation, power point and doors to all bedrooms and shower room.

BEDROOM ONE

11 x 10'04 (3.35m x 3.15m)

A generous bedroom with double glazed window to the rear elevation, central heating radiator and power points.





BEDROOM TWO

9'06 x 7'01 (2.90m x 2.16m)

Built in wardrobes to one side, double glazed window to the front elevation, central heating radiator and power points.



BEDROOM THREE

9 (max) x 6'06 (2.74m (max) x 1.98m)

A third bedroom with built in storage over the stairs, double glazed window to the front elevation, central heating radiator and power points.



SHOWER ROOM

7'03 x 6'10 (2.21m x 2.08m)

A good size shower room with enclosed shower cubicle with mains fed shower, hand wash basin and low flush w/c. Central heating radiator plus heated towel rail and double glazed window to the rear elevation.



OUTSIDE

To the front of the property, there is an enclosed garden area with hedgerow boundary with a gate for access, gated entrance to the side with useful in built brick storage cupboard (with power and lighting) and in turn leading to the rear garden.

This is a lovely family size garden with patio area immediately to the rear of the property, timber garden shed, pathway dividing the areas of lawn with mature trees and shrubbery.

TENURE, VIEWING AND DIRECTIONS

TENURE

Freehold with vacant possession upon completion

VIEWING

Strictly by appointment with TJS Property People who would be pleased to provide any additional information which may be required.

DIRECTIONS

from our office on Market Place take the third exit onto Derby Road and proceed until reaching the traffic island at Eaton Farm, taking the third exit onto Petersham Road and continue for a short distance until turning right onto Briar Gate (just before the next traffic island) Number 178 will be seen after a short distance on the left hand side clearly identified by our For Sale Board.



TJS Reference: 1630

Property Type: House - End Terrace

Bedrooms: 3

Bathrooms: 1

Receptions: 1


Postal Code: NG10 4DJ

EPC: C


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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|---|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.