



Frances Street  
Brinsley NOTTINGHAM



# Frances Street Brinsley NOTTINGHAM NG16 5BP

for sale offers in the region of  
**£135,000**



## Property Description

A deceptively spacious two bedroom terraced property in the popular residential location of Brinsley. Frances street is a sought after location with country views from the rear close to local amenities and good road links. The accommodation briefly comprises, on the ground floor; Lounge, Dining room and kitchen to the rear and doors to the back garden. To the first floor is a landing with doors opening to the two bedrooms and bathroom. Outside, the property is set back from the road with a small frontage and to the rear is an enclosed garden with rural views and also benefitting from outside storage shed and utility room. An early internal inspection is essential to fully appreciate the accommodation on offer.

## Lounge

11' x 10' 9" ( 3.35m x 3.28m )

Accessed via wooden door leading into the lounge where there is laminate flooring, feature brick wall, electric fireplace with tiled surround, a radiator and door to a small passageway with stairs off to the first floor and door to the dining room.

## Dining Room

11' x 11' ( 3.35m x 3.35m )

Having laminate flooring, a radiator, window to the rear elevation and door to inner hall.

## Inner Hall

Having door to the side leading out to the rear garden and opening to the kitchen.

## Kitchen

11' 1" x 5' 9" ( 3.38m x 1.75m )

Having matching wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, splashback tiles, tiled effect vinyl flooring and window to the side elevation.



## First Floor Landing

Having doors off to the bedrooms.

## Bedroom One

.12' 4" into recess x 11' ( 3.76m into recess x 3.35m )

Having double glazed window to the rear elevation, laminate flooring, over stairs storage cupboard, a radiator and door leading to the bathroom.

## Bathroom

Having a panelled bath, low level W.C, pedestal wash hand basin, laminate flooring, double glazed obscured window to the rear elevation and a radiator.

## Bedroom Two

12' 4" into recess x 10' 9" ( 3.76m into recess x 3.28m )

Having laminate flooring, a radiator and double glazed window to the front elevation.

## Front

To the front of the property is a small gravelled area with fenced boundary.

## Rear

To the rear the garden is mainly gravelled with steps up to a paved area and fenced boundaries.

## Agents Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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134 Nottingham Road Eastwood  
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EPC Rating: E Council Tax  
 Band: A

Tenure: Freehold

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