



**38 Bramble Drive, Nottingham – NG3 6NE**

Guide Price **£100,000**



## 38 Bramble Drive

Nottingham

GUIDE PRICE £100,000 - £110,000 Chain-free coach house ideal for first-time buyers and investors - in walking distance of shops, amenities & bus links! Featuring a bright lounge, modern kitchen, spacious bedroom & southerly garden!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

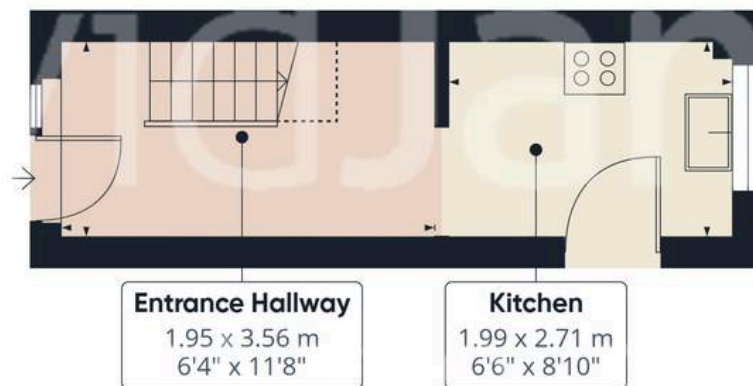
EPC Environmental Impact Rating: F

- Well-presented coach house in a convenient location
- Offered to the market with no onward chain
- Ideal for first-time buyers, investors and downsizers
- Within walking distance of amenities, shops and bus links
- Spacious entrance hallway with downstairs storage
- Rear aspect fitted kitchen with white units
- Bright and spacious first floor lounge/dining room
- Good-sized double bedroom to the rear
- Modern fully tiled bathroom with an electric over-bath shower
- Southerly aspect rear garden with paving and planting

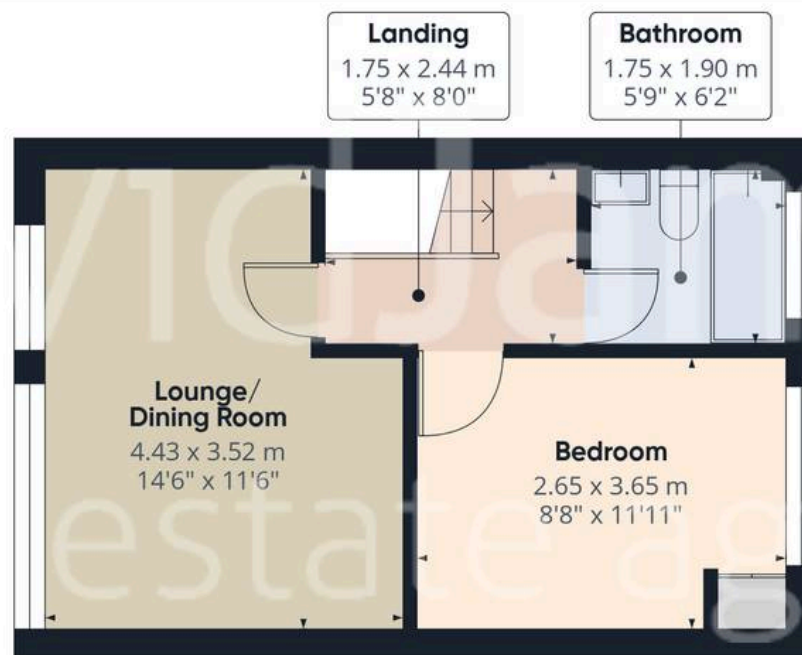








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

42.4 m<sup>2</sup>

457 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>

12 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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