



19 BROWNS CROFT NOTTINGHAM

£925 PCM

A contemporary two-bedroom semi-detached home situated in a highly sought-after location, benefiting from a private enclosed garden. Conveniently located close to transport links and Nottingham city centre.



• Two double bedrooms • Driveway • Spacious rear garden • Walking distance to Basford tram stop • Cul-de-sac location • Gas central heating and double glazed windows • Council tax band = B

Kitchen

The U-shaped kitchen is fitted with white base units complemented by black handles and a wooden worktop. Appliances include a stainless steel sink, oven, and gas hob, with a clean white tiled backsplash completing the space.

Living Room

The spacious living room features dark wooden laminate flooring and grey vertical blinds. Sliding doors open directly onto the rear garden.

Rear bedroom

Spacious double bedroom with grey carpet.

Front bedroom

Second double bedroom includes grey carpet and has a built in cupboard for storage.

Bathroom

The bathroom comprises a modern three-piece suite including a toilet, pedestal wash basin, and a shower over the bath. Finished with white wall tiles and grey vinyl flooring, the space is both practical and stylish.

Location

The property is located in Basford and benefits from excellent local amenities and convenient transport links. A range of schools are within easy reach, including Old Basford School and Green Crescent Primary, with Ellis Guilford School also nearby, making the location ideal for families. Regular bus services and tram service into Nottingham city centre.

Relevant information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very low.

River/Sea = Very low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

Council: Nottingham City Council

Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/







Total Area: 54.2 m² ... 583 ft²

All measurements are approximate and for display purposes only



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

EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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