

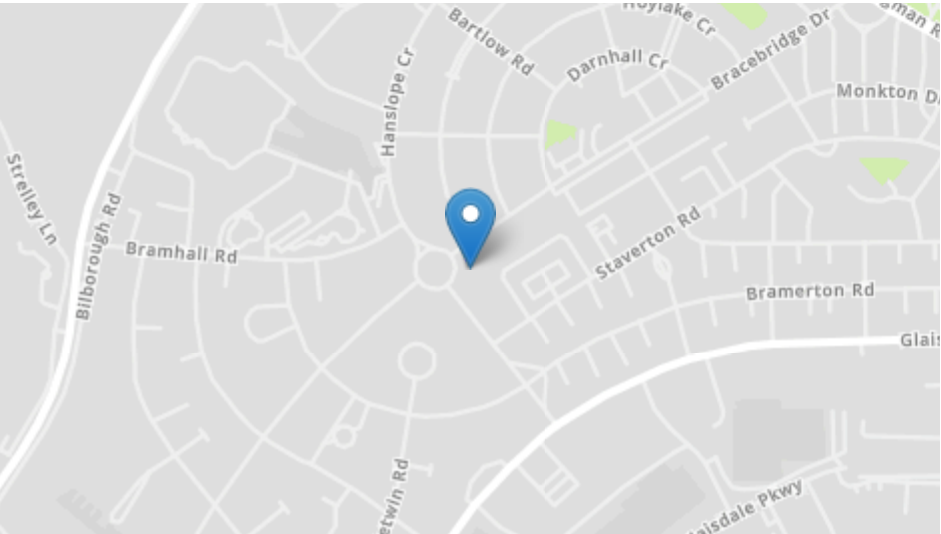
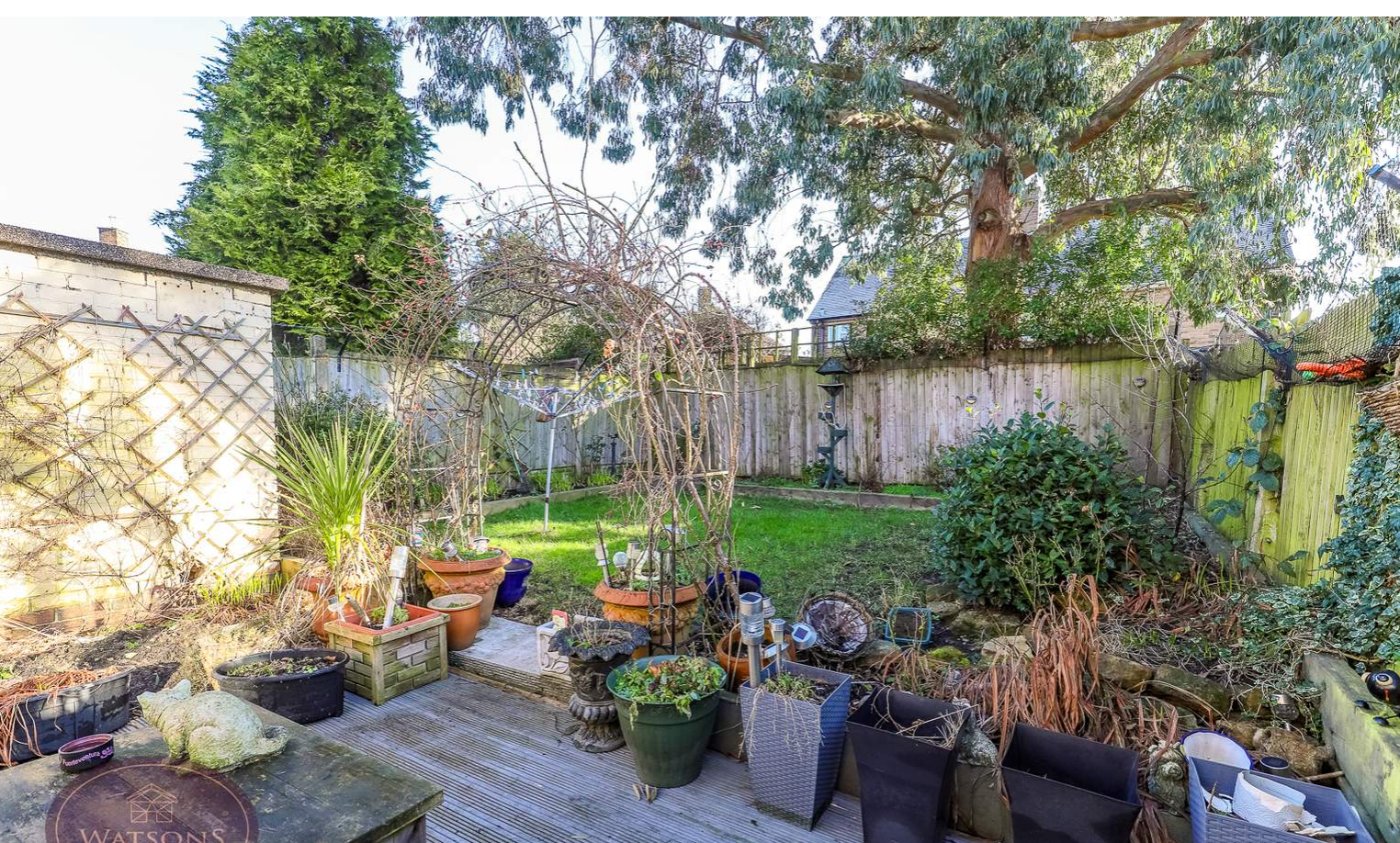
Bracebridge Drive, NG8 4PL

Offers Over £230,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	84
England, Scotland & Wales		EU Directive 2002/91/EC



want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 28656058

- Mid Terraced Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Conservatory
- Generous Garden
- Off Road Parking
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City
- No Upward Chain

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



'BRACE' YOURSELF, YOUR NEW HOME AWAITS There is more than meets the eye in this superb three bedroom terraced property located in the popular area of Bilborough, close to Nottingham city centre. Two reception rooms, a conservatory, off road parking, and a generous garden are amongst the benefits. Briefly comprising; entrance hallway, lounge, dining room, breakfast kitchen, conservatory. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing off road parking, and to the rear is a good sized and private garden. Bilborough offers superb road and commuter links, giving easy access to Nottingham and the surrounding towns. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, radiator, stairs to the first floor, under stairs storage and doors to the lounge and breakfast kitchen. UPVC double glazed window to the front.

Lounge

4.68m x 3.45m (15' 4" x 11' 4") UPVC double glazed window to the front, radiator and wood effect laminate flooring. Doors to the breakfast kitchen and open to the dining room.

Dining Room

3.3m x 2.54m (10' 10" x 8' 4") Radiator and wood effect laminate flooring. Doors to the breakfast kitchen and conservatory.

Breakfast Kitchen

4.14m x 3.22m (13' 7" x 10' 7") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven and 5 ring gas hob with extractor over. Plumbing for washing machine and tumble dryer, tiled flooring, radiator, 2 uPVC double glazed windows to the rear and uPVC double glazed window to the side.

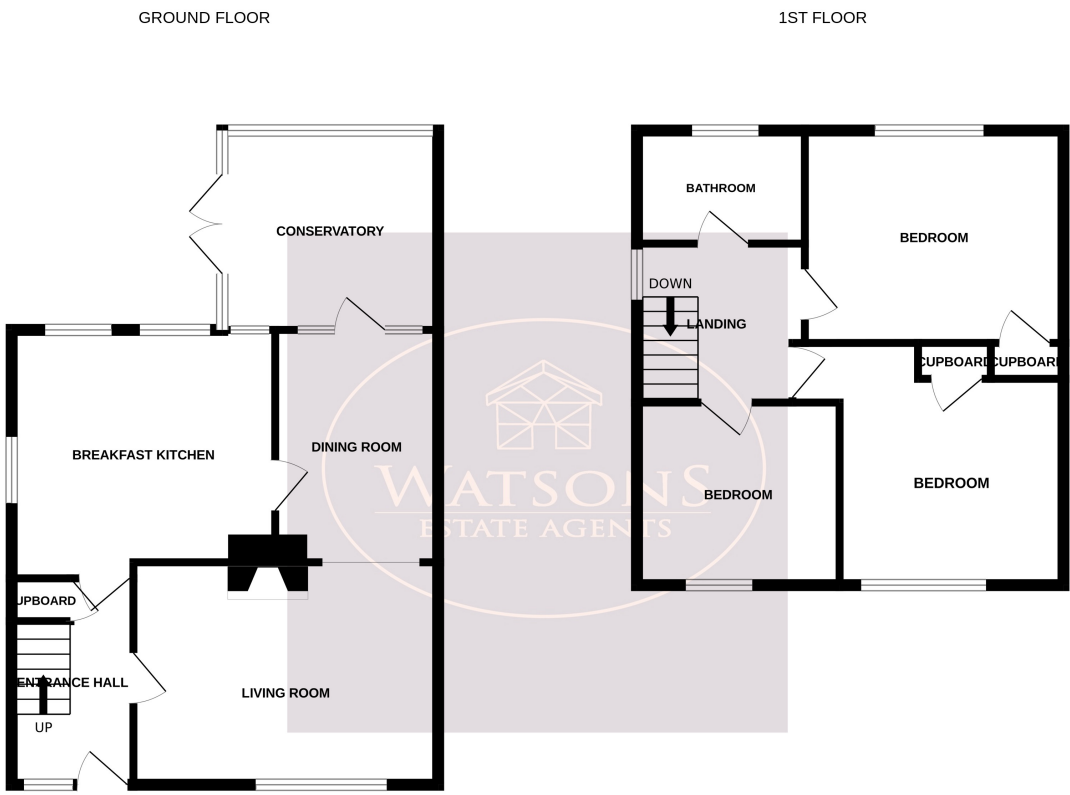
Conservatory

3.15m x 2.97m (10' 4" x 9' 9") Brick & uPVC double glazed construction, radiator, wood effect laminate flooring and uPVC double glazed French doors to the rear garden.

First Floor

Landing

Access to the attic (partly boarded) and doors to all bedrooms and bathrooms. UPVC double glazed window to the side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 1

4.12m x 3.66m (13' 6" x 12' 0") UPVC double glazed window to the front, storage cupboard, wood effect laminate flooring and radiator.

Bedroom 2

4.0m x 2.9m (13' 1" x 9' 6") UPVC double glazed window to the rear, storage cupboard, wood effect laminate flooring and radiator.

Bedroom 3

3.49m x 2.86m (11' 5" x 9' 5") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Heated towel rail, cupboard housing the combination boiler, wood effect laminate flooring and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn. A concrete driveway provides off road parking. The front is enclosed by hedge and timber fencing to the perimeter and secured by wrought iron gates to the front. The rear garden comprises timber decking seating area, steps up to a turfed lawn, flower bed borders with a range of plants & shrubs, brick built outhouse offering further storage space with uPVC double glazed French doors to the side and is enclosed by timber fencing to the perimeter with gated access to the side.