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TAYLOR BROWN & SIMMS
ESTATE AGENTS

Brookfield Mews, Sandiacre, Nottingham, NG10 5DG
£259,950











FEATURES:

- THREE / FOUR BEDROOM
- THREE STOREYS
- GARAGE AND DRIVEWAY
- BACKING ONTO CANAL
- REAR GARDEN
- CONSERVATORY
- KITCHEN AND LOUNGE TO MIDDLE FLOOR
- UTILITY ROOM AND DOWNSTAIRS WC
- GREAT LOCATION

COUNCIL TAX BAND: C EPC RATING: C

Entrance Hallway
Stairs rising to the first floor, vinyl flooring, radiator, doors to garage, utility room, reception room/ bedroom and downstairs WC.

Downstairs WC
Two piece suite comprising of WC and hand wash basin, tiled splashback, radiator.

Reception room / bedroom
2.99 m x 2.55 m (9'10" x 8'4")
UPVC french doors to conservatory, radiator, vinyl flooring.

Utility Room
1.98 m x 1.86 m (6'6" x 6'1")
Base units with plumbing for washing machine, space for drier, wall mounted boiler, door to conservatory.

Conservatory
3.64 m x 2.94 m (11'11" x 9'8")
UPVC built, with UPVC french doors leading to the garden, vinyl flooring.

First floor landing
Stairs rising to the second floor, UPVC window to front aspect, radiator, doors to lounge and kitchen.

Lounge Area
4.54 m x 3.79 m (14'11" x 12'5")
UPVC window and French doors with Juliette balcony, radiator, tv point, opening to kitchen.

Kitchen Area
4.49 m x 2.65 m (14'9" x 8'8")
Recently refitted kitchen with base and wall units, integrated oven, hob and extractor above, plumbing for washing machine, plumbing for dishwasher, radiator, UPVC window to front aspect, PVC splashbacks, vinyl flooring.

Second floor landing
Doors to bedrooms and bathroom.

Bedroom One
4.47 m x 2.51 m (14'8" x 8'3")
Two UPVC windows to front aspect, radiator, over stairs storage cupboard.

Bedroom Two
3.87 m x 2.22 m (12'8" x 7'3")
UPVC window to rear aspect, radiator.

Bedroom Three
2.96 m x 2.23 m (9'9" x 7'4")
UPVC window to rear aspect, radiator, storage cupboard.

Bathroom
Four piece suite comprising of shower cubicle, panelled bath, WC and pedestal hand wash, vinyl flooring, radiator, part tiled walls.

Outside
To the front is off street parking, leading to single garage.
To the rear of the property is a lawned area, backing onto the canal.



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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NOTICE TO PROSPECTIVE PURCHASERS

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