



38 Bramble Drive, Nottingham – NG3 6NE

Guide Price **£110,000**

DavidJames
the estate agent



38 Bramble Drive

Nottingham

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!

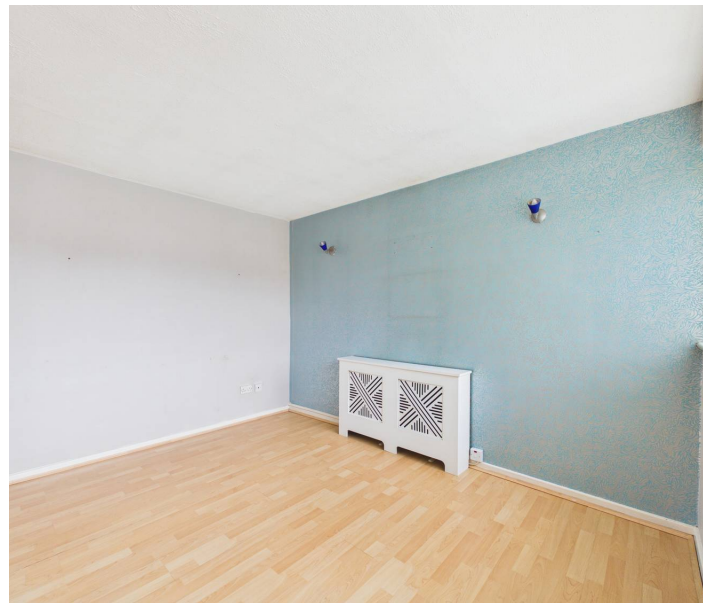
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

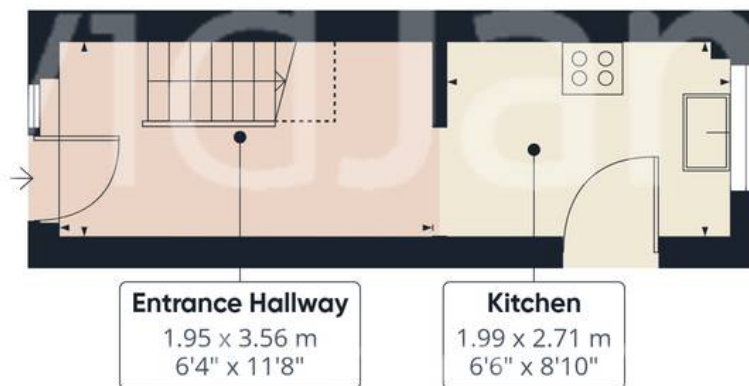
EPC Environmental Impact Rating: F

- 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 understairs 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

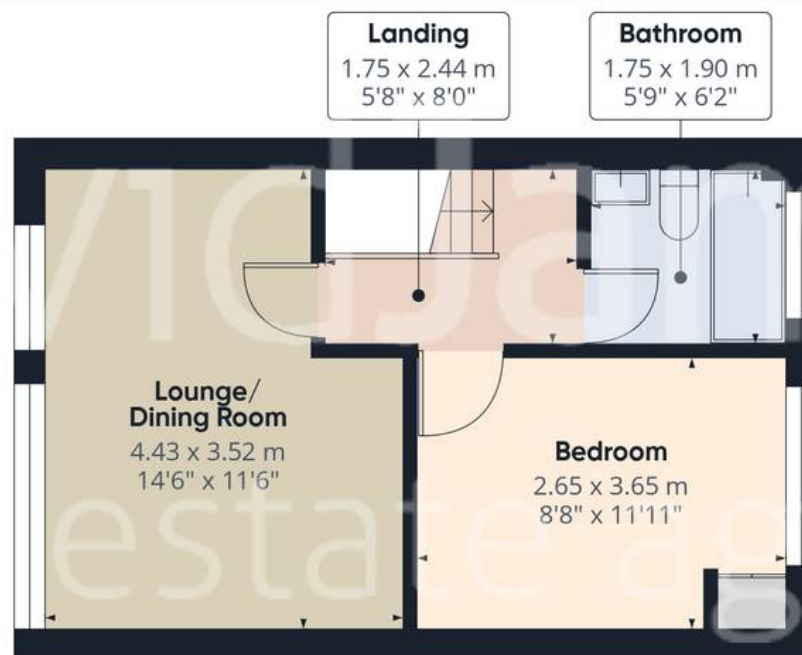








Floor 0



Floor 1



Approximate total area⁽¹⁾

42.4 m²

457 ft²

Reduced headroom

1.1 m²

12 ft²

(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.

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