

Hobsic Close
Brinsley Nottingham

burchell edwards

Hobsic Close
Brinsley Nottingham NG16 5AX

for sale
£170,000







Property Description

NO CHAIN - Situated in the sought-after village of Brinsley, this two-bedroom detached bungalow offers fantastic potential for those looking to modernise and create a home tailored to their own tastes. Positioned on Hobsic Close, the property enjoys a generous plot with front and rear gardens and outhouses. The accommodation comprises an entrance hall, spacious living room featuring a bay window and fireplace, fitted kitchen, two well-proportioned double bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the property is set back from the road behind a lawned front garden with mature shrubs and planted borders. To the rear is a substantial garden, mainly laid to lawn with established hedging, shrubs and planting, offering excellent potential for landscaping. Two brick-built outhouses provide useful storage.

Conveniently located for local amenities, transport links and countryside walks, this bungalow presents an excellent opportunity for buyers seeking a renovation project in a desirable village location.

Viewing is highly recommended to appreciate the potential on offer.

Entrance Hall

Entrance door opening into a welcoming hallway with carpeted flooring, radiator and access to the living room, kitchen, two bedrooms and bathroom. Useful storage cupboard.

Living Room

A well-proportioned reception room featuring a bay window to the front elevation, allowing for plenty of natural light. Offering ample space for a range of lounge furniture, the room also benefits from a feature fireplace and radiator.

Kitchen

Fitted with a range of wall and base units with work surface over incorporating a stainless steel sink and drainer. Space is provided for a freestanding cooker and additional white goods. A window to the side elevation provides natural light, with a door giving access outside. Ideal for modernisation and personalisation to suit individual tastes.

Bedroom One

A generous double bedroom positioned to the rear of the property, offering ample space for a range of bedroom furniture. Benefiting from a large window providing natural light and a radiator.

Bedroom Two

A well-proportioned second double bedroom featuring a bay window to the front elevation, creating a bright and airy feel. Offering versatility for use as a guest room, home office or additional reception room if desired.

Bathroom

Fitted with a three-piece suite comprising a panelled bath, low-level WC and wash hand basin. Obscured window to the rear elevation and radiator.

Loft Space

Loft space offering potential for a loft conversion STPP

Externals

Front Garden
The property is set back from the road behind a lawned front garden featuring a variety of mature shrubs and planted borders. A paved pathway leads to the entrance door, creating an attractive approach to the home.

Rear Garden
The rear garden offers a generous outdoor space, predominantly laid to lawn with a variety of mature shrubs, hedging and established planting. Benefiting from a good degree of privacy, the garden provides excellent potential for landscaping and enhancement. Access is provided to the brick built outbuildings, making it ideal for those seeking outside storage or workshop space.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







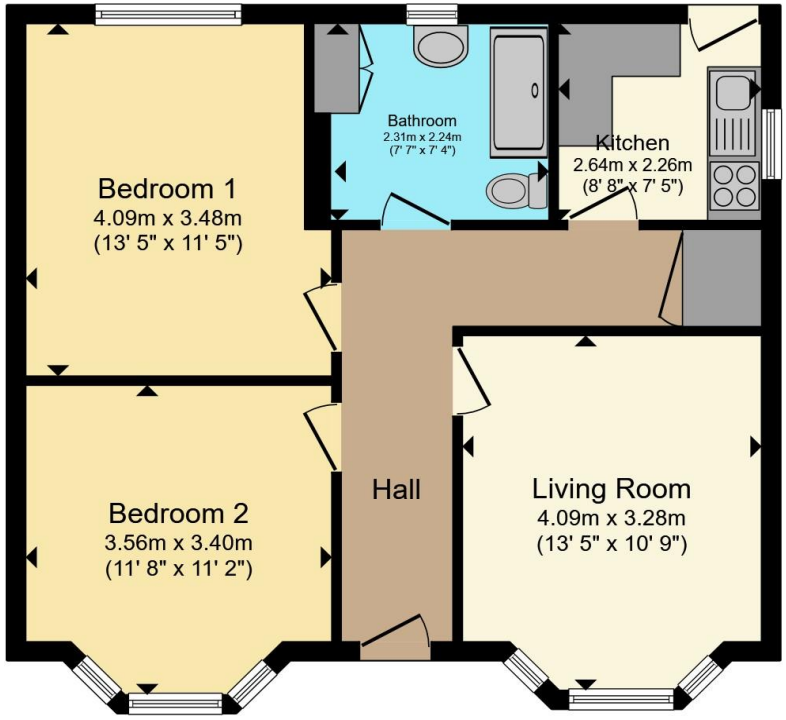









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Total floor area 59.4 m² (639 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
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EPC Rating: E

Council Tax Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207021

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