



Britannia Close, Watnall Nottingham NG16 1GN

welcome to
Britannia Close, Watnall
Nottingham

- THREE BEDROOMS
- END TERRACED FAMILY HOME
- SEPARATE GARAGE
- EN SUITE SHOWER ROOM
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£245,000

Entrance Hallway
Downstairs Wc
Lounge
18' max x 11' 2" max (5.49m max x 3.40m max)
Kitchen Diner
14' 2" max x 9' 6" max (4.32m max x 2.90m max)
Bedroom One
10' 6" max x 9' 1" max (3.20m max x 2.77m max)
Bedroom Two
11' 7" max x 7' 9" max (3.53m max x 2.36m max)
Bedroom Three
8' 4" max x 6' max (2.54m max x 1.83m max)
En Suite Shower Room
Family Bathroom
Garage



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Property Ref:
KBY109871 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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