



Thornthwaite Close, West Bridgford Nottingham NG2 6RY

welcome to

Thornthwaite Close, West Bridgford Nottingham

VENDORS HAVE FOUND William h brown are pleased to offer this excellent two bedroom home, situated at the bottom of a quiet cul-de-sac in the popular suburb of Gamston!



Entrance Hall

Door to front aspect, door to living room, stairs to first floor

Lounge

14' 5" x 9' 8" (4.39m x 2.95m)

Window to front aspect, gas fireplace, radiator, television and telephone point

Kitchen

13' x 9' 3" (3.96m x 2.82m)

Garden Room

11' 6" x 9' 5" (3.51m x 2.87m)

Radiator, windows to rear and side aspect, french doors to rear garden

Bedroom One

13' x 8' 3" (3.96m x 2.51m)

Window to rear aspect, radiator

Bedroom Two

13' Max x 9' (3.96m Max x 2.74m)

Window to front aspect, radiator

Bathroom

Mid level WC, wash hand basin, shower cubicle, heated towel rail, fully tiled walls, extractor fan



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Thornthwaite Close, West Bridgford Nottingham

- Two Bedroom Home
- Garden room extension
- Landscaped rear garden
- High quality finish throughout
- Off road parking

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

offers in excess of
£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF104225 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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