



Hammersmith Close, Nuthall Nottingham NG16 1PZ

welcome to

Hammersmith Close, Nuthall Nottingham

- NO UPWARD CHAIN
- GARAGE & DRIVEWAY
- THREE BEDROOMS
- SEMI DETACHED FAMILY HOME
- SEPARATE DINING ROOM

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

offers over

£240,000

Entrance Hallway Lounge

13' 7" max x 11' 10" max (4.14m max x 3.61m max)

Dining Room

9' 11" max x 7' 10" max (3.02m max x 2.39m max)

Kitchen

10' 1" max x 7' 1" max (3.07m max x 2.16m max)

Bedroom One

11' 9" max x 8' 5" max (3.58m max x 2.57m max)

Bedroom Two

11' 11" max x 9' 9" max (3.63m max x 2.97m max)

Bedroom Three

8' 11" max x 6' 7" max (2.72m max x 2.01m max)

Family Bathroom

Agents Note

Please note that an AML fee is chargeable once an offer has been accepted to cover the cost of carrying our identity and anti-money laundering checks,



view this property online williamhbrown.co.uk/Property/KBY109884



Property Ref:

KBY109884 - 0004

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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