



Gunnersbury Way, Nuthall Nottingham NG16 1RE

welcome to

Gunnersbury Way, Nuthall Nottingham

- NO UPWARD CHAIN
- THREE BEDROOMS
- SEMI DETACHED FAMILY HOME
- GARAGE & DRIVEWAY
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£270,000

Entrance Hallway Lounge

15' 2" max x 13' 8" max (4.62m max x 4.17m max)

Dining Room

10' max x 7' 10" max (3.05m max x 2.39m max)

Kitchen

10' max x 7' 1" max (3.05m max x 2.16m max)

Downstairs Wc

Bedroom One

11' 11" max x 8' 6" max (3.63m max x 2.59m max)

Bedroom Two

11' 10" max x 8' 1" max (3.61m max x 2.46m max)

Bedroom Three

9' max x 7' max (2.74m max x 2.13m 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/KBY104847



Property Ref:

KBY104847 - 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.

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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