



Bennerley Way,Awsorth Nottingham NG16 2BQ

welcome to

Bennerley Way, Awwsworth Nottingham

- NHBC WARRANTY
- LANDSCAPED REAR GARDEN
- UPGRADED OPTIONAL EXTRAS
- PRIVATE ROAD
- SOUGHT AFTER LOCATION

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

offers over

£280,000

Entrance Porch

4' 4" max x 4' max (1.32m max x 1.22m max)

Downstairs Wc Lounge

13' 10" max x 10' 1" max (4.22m max x 3.07m max)

Kitchen Diner

18' 6" max x 8' 4" max (5.64m max x 2.54m max)

Integrated appliances including Hob, Oven, Fridge Freezer, washing machine and dishwasher.

Bedroom One

14' 5" max x 11' 10" max (4.39m max x 3.61m max)

UPVC Double glazed window, wall mounted radiator with fitted wardrobes.

En-Suite

Bedroom Two

11' max x 8' 1" max (3.35m max x 2.46m max)

Bedroom Three

10' 1" max x 8' 4" max (3.07m max x 2.54m max)

Family Bathroom

Garage

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/KBY109937



Property Ref:

KBY109937 - 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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