



Kenny Avenue, Wilford



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£350,000

- SEMI DETACHED PROPERTY
- THREE STOREY
- THREE BEDROOMS
- IMMACULATELY PRESENTED
- EN-SUITE TO MASTER
- DRIVE & GARAGE
- FREEHOLD
- EPC rating C



Wow! This three storey three bedroom semi-detached home is not only immaculately presented but has a substantial rear conservatory.

The Master bedroom on the second floor has an en-suite shower room whilst the main bathroom serves bedrooms two and three on the first floor. The second bedroom impressively spends the full width of the residence with a Juliette balcony as an architectural feature.

The layout comprises of hall, wc , kitchen, lounge, conservatory, two first floor bedrooms and bathroom with a second floor master having en-suite shower room.

Outside there is a driveway and garage to the front and a mainly lawned garden at the rear.

Viewing is essential to appreciate the levels of finish.



SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Nottingham City Council - Tax Band C.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





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