









## welcome to

# **Bateman Close, Edwalton Nottingham**

Welcome to Bateman's Close a beautiful modern three bedroom mid-terraced home. Situated in the ever popular location of Edwalton, with great local amenities and newly built school. Call us now to arrange a viewing!













#### **Entrance Hall**

You enter the home via the hall a great space for coats and shoes.

## Lounge

What a great space to relax after a long day at work! Beautifully presented lounge with carpet and a blank canvas to make your own.

### Kitchen/diner

15' 5" x 13' 11" ( 4.70m x 4.24m )

To the rear of the home a fantastic room to host guests.

Matching wall, base and drawer units which were an upgrade, integrated appliances including fridge/freezer, dishwasher, washing machine and oven. Laminate flooring and double glazed patio doors looking out on to the stunning garden. An under the stairs storage cupboard.

#### **Downstairs W/c**

Low level w/c, hand basin and tiled flooring.

#### **Bedroom One**

11' 5" x 9' 8" ( 3.48m x 2.95m )

To the front of the home a double bedroom.

#### **Ensuite**

Shower cubicle with upgraded rainfall shower head, hand basin and low level w/c. Beautiful floor and wall tiles.

#### **Bedroom Two**

10' 9" x 8' 7" ( 3.28m x 2.62m )

To the rear of the home a double bedroom.

## **Bedroom Three**

11' 6" x 6' 7" ( 3.51m x 2.01m )

To the rear of the home a single bedroom which is currently being used as a office.

## **Family Bathroom**

Three piece suite which consists of bath with overhead shower, hand basin and low level w/c.

Beautiful half wall tiles and full wall tiles around the

bath.

## **Outside Space**

To the rear of the home there is a private enclosed landscaped rear garden with patio and lawn area. Access back to the front of the home via an alleyway.

To the front of the home provides off street parking with two parking spaces.





## welcome to

## **Bateman Close, Edwalton Nottingham**

- THREE BEDROOM MID -TERRACED HOUSE
- COUNCIL TAX BAND C
- THREE YEARS OLD
- TWO PARKING SPACES
- FANTASTIC LOCATION

Tenure: Freehold EPC Rating: B

£325,000







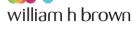


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBF102962



Property Ref: WBF102962 - 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.





## 01159 819828



westbridg ford @williamhbrown.co.uk



Rossell House 13 Tudor Square, West Bridgford, NOTTINGHAM, Nottinghamshire,



williamhbrown.co.uk

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.