



Cheshire Court, West Bridgford Nottingham NG2 7BT

welcome to

Cheshire Court, West Bridgford Nottingham

William H Brown in West Bridgford are delighted to present this two-bedroom end-terrace home for sale in a highly sought-after location near local amenities. A perfect home for a FIRST TIME BUYER or INVESTMENT!



Entrance Hall

You are welcomed to the property with an entrance hall great for coats and shoes.

Living Room

12' 2" x 13' 2" (3.71m x 4.01m)

A fantastic sized living room with double glazed windows a great room to be able to relax. A large storage cupboard.

Kitchen

7' 9" x 16' 4" (2.36m x 4.98m)

A U shaped kitchen with integrated oven and hob and free standing appliances, room for a washing machine. Double glazed windows and access to the rear garden.

Bedroom One

8' 9" x 13' 7" (2.67m x 4.14m)

A double bedroom, with double glazed windows and built in wardrobes.

Bedroom Two

9' 4" x 8' 9" (2.84m x 2.67m)

A double bedroom, with double glazed window and built in wardrobes.

Family Bathroom

A three piece suite which consist of a bath with over head rainfall shower, low level w/c and hand basin.

Outside Space

To the front of the property, there is two parking spaces, side access to the rear garden, a small front garden which consists of lawn and path to access the front door.

To the rear of the property, the garden consists of a large lawned and patio area.



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welcome to

Cheshire Court, West Bridgford Nottingham

- TWO BEDROOMS END-TERRACED HOUSE
- MODERN KITCHEN AND BATHROOM
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- PARKING
- REAR GARDEN

Tenure: Freehold EPC Rating: C

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF103021 - 0009

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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