

# Fairway, Keyworth Nottingham NG12 5DW



### welcome to

### Fairway, Keyworth Nottingham

\*\*\* WELCOME TO FAIRWAY\*\*\*

William h Brown at West Bridgford are pleased to introduce this three-bedroom semi-detached home to the market in the highly sought - after location of Keyworth.













Entrance Porch

Great place for coats and shoes

Lounge 15' 3" x 14' 10" ( 4.65m x 4.52m ) Great space to relax after a long day at work.

#### **Kitchen/Dining Area**

20' 6" x 10' 10" ( $6.25m \times 3.30m$ ) Matching wall and base units with free standing appliances and breakfast bar. Additional dining space with access via sliding patio doors on to the garden.

**Bedroom One** 12' 11" x 8' 4" ( 3.94m x 2.54m ) A double bedroom with double glazed windows.

**Bedroom Two** 9' 1" x 8' 4" ( 2.77m x 2.54m ) A double bedroom with double glazed windows.

**Bedroom Three** 11' 3" x 6' 1" ( 3.43m x 1.85m ) A single bedroom with double glazed windows.

**Family Bathroom** Three-piece suite, bath with overhead shower, hand basin and low level w/c.

**Outside Space** To the rear of the property, you have a private enclosed rear garden with patio and lawn area.

To the front of the property, you have a driveway for one car and a single garage which is being used for storage.





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- THREE BEDROOMS
- SEMI-DETACHED
- COUNCIL TAX BAND- C
- OPEN PLAN KITCHEN/DINING
- PRIVATE ENCLOSED REAR GARDEN

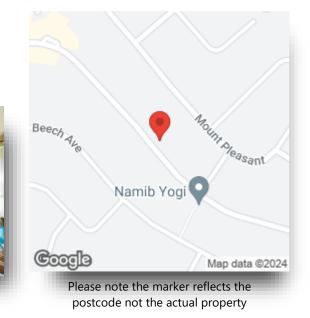
Tenure: Freehold EPC Rating: E

# £245,000









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Property Ref: WBF102983 - 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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