

# Hornbeam Close, Edwalton Nottingham NG12 4GH



# welcome to

# Hornbeam Close, Edwalton Nottingham

William H Brown are pleased to market this beautifully presented three-bedroom semi-detached home. Situated in the ever- popular location of Edwalton, with great local amenities and newly built school. VIEWING IS HIGHLY RECOMMENDED!













# Entrance Hall

**Lounge** 16' 2" x 11' 9" ( 4.93m x 3.58m ) A fantastic room to relax and unwind in after a long day at work.

#### **Kitchen/Dining**

15' x 10' 5" ( $4.57m \times 3.17m$ ) Matching wall and base units with integrated appliances, which includes fridge freezer, dishwasher and oven with electric hob. French doors leading out into the garden.

## Downstairs W/C

Low level w/c and hand basin.

#### **Bedroom One**

Double bedroom with double glazed windows and a radiator.

**Ensuite** Shower cubicle, low level w/c and hand basin.

#### **Bedroom Two** 10' 4" x 8' 5" ( 3.15m x 2.57m ) Double bedroom with double glazed windows and a radiator.

**Bedroom Three** 8' 9" x 6' 3" ( 2.67m x 1.91m ) A single bedroom with double glazed windows.

#### **Family Bathroom**

A three-piece bathroom suite with overhead shower, hand basin and a low level w/c.

### **Outside Space**

To the front of the property there are two car parking spaces with an EV charging point.

To the rear of the property, there is a patio and lawn area, with side access from the front of the house.





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- SEMI-DETACHED THREE BEDROOMS HOUSE
- DRIVEWAY FOR TWO CARS
- LARGE GARDEN
- COUNCIL TAX BAND C
- FANTASTIC LOCATION .

Tenure: Freehold EPC Rating: B

offers in excess of

£300,000



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Property Ref:

WBF102987 - 0011

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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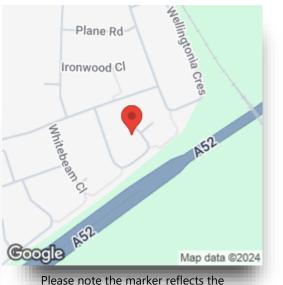
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postcode not the actual property