









welcome to

Earlswood Drive, Edwalton Nottingham

A fantastic 2 -bedroom flat in a popular location. Situated close to local amenities and transport links. Both bedrooms are double rooms and comes with a shared garden.













A welcoming entrance hall with access to all rooms.

Lounge

12' 9" x 14' (3.89m x 4.27m)

A bright and spacious bay fronted lounge with a log burner.

Kitchen

9' 3" x 9' 5" (2.82m x 2.87m)

Matching base and eye level units with integrated dishwasher, washing machine and fridge/freezer. Rear door to the garden.

Bedroom 1

12' 9" x 9' 6" (3.89m x 2.90m)

A double room sitting at the rear of the property with fitted wardrobes and a radiator.

Bedroom 2

9' 5" x 13' (2.87m x 3.96m)

A double bedroom with a front aspect, fitted with a radiator.

Bathroom

Fully tiled with a 3 piece suite consisting of a bath with an over head shower, a WC and a washbasin.

Outside

To the front of the property is a lawned front garden. To the rear is a shared garden which has been separated comprising of a decking patio and a lawn. The flat comes with a shed.





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- 2-BEDROOM FLAT
- **FULLY FITTED KITCHEN**
- FRONT AND REAR GARDEN
- **GREAT LOCATION**
- LOG BURNER

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Aug 1987 Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

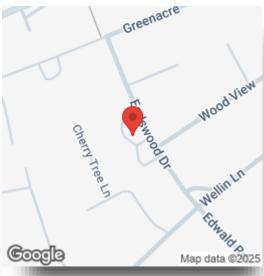
offers in excess of

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBF103107



Property Ref: WBF103107 - 0007 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 quidance 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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