









welcome to

Whinfell Close, Nottingham

A well-presented 3-bedroom semi-detached property in a popular location. Sitting on a corner plot with a garage and a driveway. NO UPWARD CHAIN. VIEWING IS HIGHLY RECCOMMENDED!













Entrance Porch

A welcoming entrance porch with a UPVC front door. Leads in the lounge.

Lounge

21' 1" x 10' 2" (6.43m x 3.10m)

A bright and spacious lounge with laminate flooring, a log burner and a radiator.

Breakfast Kitchen

10' 2" x 21' (3.10m x 6.40m)

A modern breakfast kitchen, with a ceramic hob, double oven, an integrated washing machine and dishwasher. A patio door out to the rear garden and a side door out to the side of the property.

Landing

Fitted with carpet and a radiator. With a side aspect window and the loft hatch.

Bedroom 1

14' x 10' 3" (4.27m x 3.12m)

A spacious double bedroom with laminate flooring and a radiator. Overlooking the rear of the property.

Bedroom 2

14' $\max x$ 10' 2" $\max (4.27m \max x 3.10m \max)$ A double bedroom with laminate flooring, built-in wardrobes and a radiator. Positioned to the rear of the property.

Bedroom 3

6' 10" x 10' (2.08m x 3.05m)

A single bedroom or study, with laminate flooring and a radiator. Overlooking the front of the property.

Bathroom

Comprising of a bath with an overhead shower, a WC, a washbasin and a heated towel rail.

Outside

Located on a corner plot benefiting from a garage and driveway. A laid lawn wrapping around from the front to the side of the property. The rear garden is low maintenance with a patio.





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- 3-BEDROOM SEMI-DETACHED PROPERTY
- NO UPWARD CHAIN
- CORNER PLOT
- POPULAR LOCATION
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: D

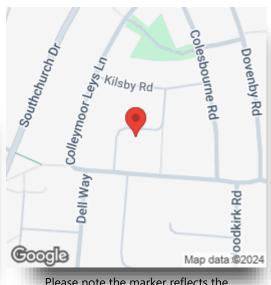
offers over

£200,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBF103191



Property Ref: WBF103191 - 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



westbridgford@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.