









# welcome to

# **Robinson Close, Edwalton NOTTINGHAM**

William h Brown have pleasure in offering this immaculate 2-bedroom End-Terraced house, situated down a quiet cul-de-sac within the ever popular village of Edwalton!













#### **Entrance Hall**

Door to front aspect, radiator, door to lounge, kitchen and cloakroom

#### Cloakroom

Mid level WC wash hand basin, window to side aspect, radiator

## Lounge

15' 6" x 13' 1" ( 4.72m x 3.99m ) Understairs cupboard, television point, radiator, french doors to rear garden

#### Kitchen

10' x 6' 1" ( 3.05m x 1.85m )
Fitted with wall and base units with work surfaces above, electric oven with gas hob and cooker hood above, integral fridge/freezer, washing machine and

dishwasher, window to front aspect

## Landing

Loft access, doors to both bedrooms and bathroom

#### **Bedroom One**

13' 1"  $\times$  10' 1" (  $3.99m \times 3.07m$  ) Window to rear aspect, radiator

### **Bedroom Two**

11' 1" x 8' 5" ( 3.38m x 2.57m )
Window to front aspect, radiator, built in wardrobes

#### **Bathroom**

Mid level WC, wash hand basin, bath and mixer taps with rainwater shower over, heated towel rail, shaving point

#### **External**

A tarmac drive for up to three vehicles. The rear garden is fully enclosed, with a paved patio area, timber decking, side access gate and is fully enclosed





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## **Robinson Close, Edwalton NOTTINGHAM**

- TWO-BEDROOM HOUSE
- LARGE LOUNGE/DINER
- TWO EXCELLENT SIZED BEDROOMS
- FULLY ENCLOSED GARDEN
- DRIVEWAY FOR THREE VEHICLES

Tenure: Freehold EPC Rating: B

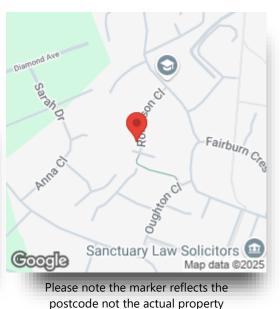
offers in excess of

£290,000









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Property Ref: WBF103361 - 0003 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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