









welcome to

Patterdale Close, Gamston NOTTINGHAM

VENDORS HAVE FOUND* William h brown have pleasure in advertising this excellent three bedroom family home, situated on a popular cul-desac in the popular suburb of Gamston!













Entrance Hall

UPVC front exterior entrance door, radiator, door leading to:

Living Room

13' 11" x 13' 1" (4.24m x 3.99m)

Telephone and television point, radiator, stairs to first floor landing, double glazed window to front and door leading onto:

Kitchen/Breakfast Room

16' 5" x 8' 2" (5.00m x 2.49m)

Range of working surfaces, complementing storage cupboards and drawers, plumbing for washing machine, electric oven, 1 and a 1/2 bowl sink, radiator, complementary tilling to walls, eye level storage cupboards, double glazed window overlooking rear gardens and double glazed sliding patio door providing access to:

Conservatory

9' 10" x 8' 1" (3.00m x 2.46m)

Brick base, double glazed windows enjoying views over the rear gardens, complementing patio doors providing garden access and feature tiled floor covering

Bedroom One

14' 1" x 9' 7" ($4.29m \times 2.92m$) Fitted wardrobe, radiator and double glazed window to front aspect

Bedroom Two

9' 7" x 8' 6" (2.92m x 2.59m) Radiator, window to rear aspect

Bedroom Three

10' 5" x 6' 9" (3.17m x 2.06m) Radiator, window to front aspect

Bathroom

Panelled bath with wall mounted shower, pedestal wash hand basin, WC, complementary tiling to walls and double glazed window

Garage

Up and over door, benefiting from power and lighting





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Patterdale Close, Gamston NOTTINGHAM

- THREE BEDROOM DETACHED HOUSE
- SPACIOUS LIVING ROOM
- CONSERVATORY
- GARAGE AND DRIVEWAY
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

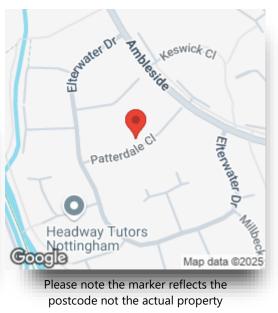
offers in excess of

£350,000









view this property online williamhbrown.co.uk/Property/WBF103464



Property Ref: WBF103464 - 0002 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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