



Ridgmont Walk, Nottingham NG11 9JA

welcome to

Ridgmont Walk, Nottingham

IMMACULATE FAMILY HOME William h brown are delighted to present this beautifully presented three-bedroom house, finished to a high standard throughout. Situated in the sought-after suburb of Clifton, this property offers modern, spacious living ideal for families or first-time buyers.



Cloakroom

Mid level WC, wash hand basin, tiled splashback, window to front and side aspect

Kitchen

13' 5" x 11' 2" (4.09m x 3.40m)

Brand new Kitchen fitted with wall and base units with work surfaces over, electric oven, hob with extractor fan above, integral dishwasher, inset sink, door to side aspect, window to rear aspect.

Living Room

19' 8" x 11' 6" (5.99m x 3.51m)

Window to front and rear aspects, radiator, television and telephone point, laid with brand new carpet

Bedroom One

13' 5" x 8' 6" (4.09m x 2.59m)

Fitted wardrobe, radiator, window to rear aspect, laid with brand new carpet

Bedroom Two

10' 10" x 8' 6" (3.30m x 2.59m)

Window to front aspect, radiator, laid with brand new carpet

Bedroom Three

10' 10" x 7' 10" (3.30m x 2.39m)

window to front aspect, radiator, laid with brand new carpet

Bathroom

Mid level WC, wash hand basin, bath with mixer taps, window to rear aspect, partly tiled walls

Loft Room

Wood effect flooring, sky window to rear aspect.

Agents Note

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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welcome to

Ridgmont Walk, Nottingham

- FULLY REFURBISHED TO A HIGH STANDARD AND READY TO MOVE INTO- A PERFECT FAMILY HOME
- THREE BEDROOMS
- LARGE LIVING ROOM
- FRONT AND REAR GARDENS
- CHAIN FREE

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF103609 - 0005

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.

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.



william h brown



01159 819828



westbridgford@williamhbrown.co.uk



Rossell House 13 Tudor Square, West
Bridgford, NOTTINGHAM, Nottinghamshire,



williamhbrown.co.uk