



Ashness Close, Gamston NOTTINGHAM NG2 6QW

welcome to

Ashness Close, Gamston NOTTINGHAM

William h brown at West Bridgford have please in offering this excellent four-bedroom detached house, conveniently situated on a quiet cul-de-sac in the popular area of Gamston! VIEWING IS ESSENTIAL!



Entrance Hall

Door to front aspect, radiator

Cloakroom

Mid level WC, wash hand basin, laminate flooring

Lounge

16' 6" x 10' 10" (5.03m x 3.30m)

electric fireplace, television point, understairs cupboard, radiator, window to front aspect, opening to dining room

Dining Room

10' 4" x 8' 8" (3.15m x 2.64m)

door to conservatory and kitchen, radiator

Kitchen

11' x 8' 8" (3.35m x 2.64m)

Fitted with wall and base units, electric oven, gas hob, single bowl stainless steel sink, plumbing for washing machine, window and door to rear aspect

Conservatory

16' x 10' (4.88m x 3.05m)

two radiators, laminate flooring, doors to rear garden

Landing

Doors to all bedrooms and bathroom

Bedroom One

14' 5" x 8' 9" plus recess (4.39m x 2.67m plus recess)

Fitted wardrobes, television point, window to front aspect, door to ensuite

Ensuite

WC, wash hand basin, shower cubicle, extractor fan, window to front aspect

Bedroom Two

10' 5" x 9' (3.17m x 2.74m)

Window to rear aspect, radiator

Bedroom Three

9' x 8' 10" (2.74m x 2.69m)

Window to rear aspect, radiator

Bedroom Four

7' 10" x 6' 3" (2.39m x 1.91m)

Window to front aspect, radiator

Bathroom

WC, wash hand basin, bath and mixer taps, radiator, extractor fan



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Ashness Close, Gamston NOTTINGHAM

- FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- LARGE CONSERVATORY
- MAIN BEDROOM WITH ENSUITE
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF103626 - 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 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.



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