









# welcome to

# **Stirling Grove, Nottingham**

William h brown have pleasure in offering this three-bedroom semi-detached house, situated in the ever-popular suburb of Clifton.













#### **Entrance Hallway**

Door to front aspect, doors to:

#### Cloakroom

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

## Lounge

19' 9" x 11' 1" ( 6.02m x 3.38m ) Window to front aspect, television point, radiator, feature fireplace

#### Kitchen

11' x 8' 10" ( 3.35m x 2.69m )

Fitted with wall and base units with work surfaces over, electric oven, gas hob with cooker hood above, plumbing for washing machine and dishwasher, single bowl sink

## Conservatory

18' 9" x 8' 5" ( 5.71m x 2.57m ) Upvc construction, windows to rear aspect

#### **Bedroom One**

11' 3" x 10' 9" ( 3.43m x 3.28m ) Window to front aspect, radiator

#### **Bedroom Two**

10' 8" x 7' 9" ( 3.25m x 2.36m ) Window to front, radiator

#### **Bedroom Three**

13' 5" x 8' 8" Max ( 4.09m x 2.64m Max ) Window to rear aspect, radiator, storage cupboard

#### **Bathroom**

WC, wash hand basin, panel bath, shower cubicle, radiator, window to side and rear aspect

#### **Loft Space**

17' 2" x 7' 11" ( 5.23m x 2.41m ) window to rear aspect





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## **Stirling Grove, Nottingham**

- THREE BEDROOM SEMI DETACHED HOUSE
- LARGE LIVING ROOM
- CONSERVATORY
- LARGE GARDEN
- THREE SPACIOUS BEDROOMS

Tenure: Freehold EPC Rating: E

Council Tax Band: B

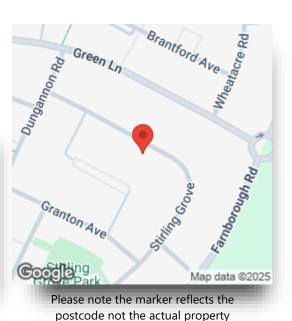
offers in the region of

£225,000









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Property Ref: WBF103426 - 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.





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