





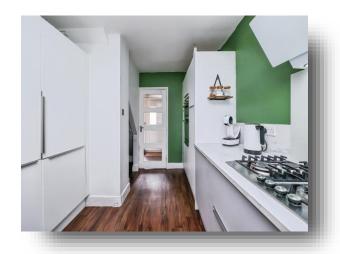




## welcome to

## **Stirling Grove, Nottingham**

William h brown are pleased to present his well-presented three-bedroom family home in Clifton. The property has recently undergone a thorough programme of refurbishment, offering practical and comfortable living spaces well-suited to modern family life. INTERNAL VIEWING IS HIGHLY RECOMMENDED!













#### **Entrance Hall**

Door to front aspect, doors to cloakroom, living room and kitchen

#### Cloakroom

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

## **Living Room**

19' 8" x 11' 4" ( 5.99m x 3.45m ) bay window to front aspect, french doors to rear aspect, radiator, television and telephone point

#### Kitchen

14'  $\times$  9' 5" Max (  $4.27m \times 2.87m$  Max ) Fitted kitchen with wall and base units with surfaces above, integral oven, hob, fridge freezer, dishwasher, tiled splash backs, window to rear aspect

## Landing

Doors to all bedrooms and bathroom

#### **Bedroom One**

11' 5"  $\times$  10' 10" (  $3.48 \text{m} \times 3.30 \text{m}$  ) Bay window to front aspect, radiator

#### **Bedroom Two**

10' 10" x 8' 6" ( 3.30m x 2.59m ) Window to front aspect, radiator

#### **Bedroom Three**

13' 11" max x 8' 9" ( 4.24m max x 2.67m ) window to rear aspect, radiator

### **Bathroom**

Bath with mixer taps with overhead shower, mid level WC, wash hand basin, tiled splashback, window to rear aspect.

### Outbuilding

Converted into a functional workshop—ideal for DIY, hobbies, or a working from home office!





## welcome to

## **Stirling Grove, Nottingham**

- THREE BEDROOM FAMILY HOME
- REFURBISHED TO A GOOD STANDARD THROUGHOUT
- MODERN KITCHEN
- DRIVEWAY FOR TWO VEHICLES
- SPACIOUS GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £200,000









view this property online williamhbrown.co.uk/Property/WBF103772



Property Ref: WBF103772 - 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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