









# welcome to

# **Glapton Lane, Nottingham**

William h brown have pleasure in offering this excellent three-bedroom semi-detached house, offered on a chain-free basis in the ever popular suburb of Clifton! VIEWING IS ESSENTIAL!













#### **Entrance Hall**

Door to front aspect, doors to:

### **Living Room**

22' 3" x 11' 3" ( 6.78m x 3.43m ) Window to front and rear aspect, radiators, television and telephone point.

#### Kitchen

18'  $4'' \times 7'$  7'' (5.59m  $\times$  2.31m) Fitted with wall and base units with work surfaces above, space for oven, washing machine and fridge/freezer, sink with mixer tap, window to rear and side aspect, door to rear garden

#### **Bedroom One**

 $11' 4" \times 10' 2"$  (  $3.45m \times 3.10m$  ) Window to front aspect, radiator

#### **Bedroom Two**

11' 3" x 10' 7" Max (  $3.43m \times 3.23m \text{ Max}$  ) Window to rear aspect, radiator

#### **Bedroom Three**

11' 3" x 5' 8" ( 3.43m x 1.73m ) Window to front aspect, radiator

#### **Bathroom**

Mid level WC, wash hand basin, shower cubicle, window to rear aspect.





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## **Glapton Lane, Nottingham**

- THREE BEDROOM HOUSE
- LARGE LOUNGE/DINER
- THREE EXCELLENT SIZED BEDROOMS
- MATURE GARDEN
- DRIVEWAY

Tenure: Freehold EPC Rating: C

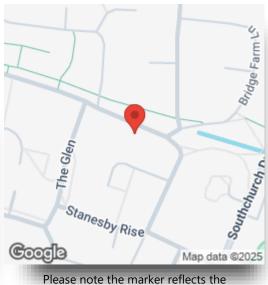
Council Tax Band: A

# £210,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/WBF103800



Property Ref: WBF103800 - 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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