



Glapton Lane, Nottingham NG11 8DE

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" x 7' 7" (5.59m x 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" x 10' 2" (3.45m x 3.10m)

Window to front aspect, radiator

Bedroom Two

11' 3" x 10' 7" Max (3.43m x 3.23m 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.



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



welcome to

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.

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