









welcome to

The Hollows, Nottingham

VENDORS HAVE FOUND William h brown have pleasure in advertising this immaculate three bedroom semi detached home, situated within the ever popular Silverdale development. Finished to a high standard throughout, and within easy reach of local amenities, internal viewing is essential!













Living Room

17' 9" x 11' 4" (5.41m x 3.45m)

Front door, feature fireplace, laminate flooring, television point, radiators, double glazed window to front aspect

Kitchen/Diner

17' 9" x 11' 3" (5.41m x 3.43m)

Fitted with base and wall units with granite worktops, sink with drainer, integral dishwasher, fridge freezer, plumbing for washing machine, electric cooker point with extractor hood, window and French doors to rear garden

Bedroom One

11' 4" x 10' 8" (3.45m x 3.25m)

Fitted wardrobes, radiator, double glazed window to front aspect, laid to carpet

Bedroom Two

11' 3" \times 8' 10" (3.43m \times 2.69m) radiator, storage cupboard, double glazed window to rear aspect, laid to carpet

Bedroom Three

 8° 8" x 8' 2" ($2.64 m\ x\ 2.49 m$) radiator, double glazed window to front aspect, laid to carpet

External

The front garden is predominantly laid to lawn, with an extensive driveway leading to a detached garage with up and over door. Enclosed rear gardens laid to lawn, with fenced perimeters





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- THREE BEDROOM SEMI DETACHED HOME
- LARGE KITCHEN DINER
- THREE SPACIOUS BEDROOMS
- LARGE DRIVEWAY WITH GARAGE
- EXCELLENT SIZED GARDEN

Tenure: Freehold EPC Rating: Awaited

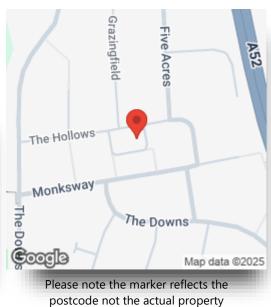
Council Tax Band: C

£290,000









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Property Ref: WBF103870 - 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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