

# Dovenby Road, Nottingham NG11 8JL



### welcome to

## Dovenby Road, Nottingham

William H Brown are excited to introduce this 3-bedroom mid-terraced property being sold with NO UPWARD CHAIN, in Clifton. Perfect for first time buyers or investors. VIEWINGS ARE HIGHLY RECOMMENDED.













#### **Entrance Hall**

A welcoming entrance hall with tiled flooring, leading up to the stairs case. Offering under stairs storage. Fitted with a radiator.

### Kitchen

9' 9" x 10' 4" (2.97m x 3.15m) A well appointed kitchen with matching base and eye level units, fitted with a gas hob and electric oven. Continued tiling flooring from the entrance hall. Access to the rear garden via the back door.

#### **Dining Room**

10' 4" Max x 9' 10" ( 3.15m Max x 3.00m ) A great bright room with sliding patio doors out to the rear garden. Fitted with carpet and a radiator.

#### Lounge

12' 11" x 10' 2" ( $3.94m \times 3.10m$ ) A spacious front aspect lounge with loads of natural light. Fitted with a fireplace, carpet and a radiator.

#### Landing

Giving access to all the first floor rooms, and benefiting from an airing cupboard which houses the Worcester combi boiler. Fitted with carpets.

#### Bedroom 1

10' 6" x 15' 9" (  $3.20m \times 4.80m$  ) A spacious double bedroom overlooking to rear of the property, fitted with carpet and a radiator.

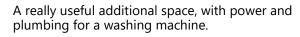
#### Bedroom 2

11' 2" x 10' 6" (  $3.40m\ x\ 3.20m$  ) A bright double bedroom, with built-in storage. Fitted with carpet and a radiator.

#### Bedroom 3

10' 10" x 7' 2" (  $3.30m \times 2.18m$  ) A single room or home office, with over stairs storage overlooking the front of the property. Fitted with carpet and a radiator.

**Outhouse** 13' 11" x 5' 6" ( 4.24m x 1.68m )



#### Outside

To the front of the property is a gated block paved driveway. At the rear is a low maintenance garden with a slabbed patio, flower beds and a green house.





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### **Dovenby Road, Nottingham**

- 3-bedroom mid-terrace property
- No chain
- Council Tax Band A
- 2 reception rooms
- Gated driveway

Tenure: Freehold EPC Rating: C

offers in the region of

£175,000





### view this property online williamhbrown.co.uk/Property/WBF103116



Property Ref:

WBF103116 - 0006

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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## william h brown



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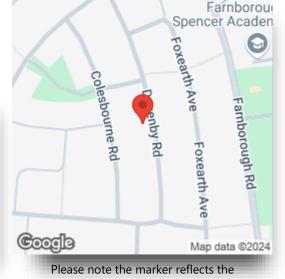
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postcode not the actual property