



Houghton Close, Nuthall Nottingham NG16 1AX

welcome to

Houghton Close, Nuthall Nottingham

- FIVE BEDROOMS
- DETACHED
- CORNER PLOT
- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: C

offers over

£350,000

view this property online williamhbrown.co.uk/Property/KBY107872

Lounge

22' 11" x 13' 9" (6.99m x 4.19m)
French Doors leading onto the patio,

Dining Room

10' 4" x 14' 3" (3.15m x 4.34m)
Front Elevation,

Kitchen

12' x 7' 11" (3.66m x 2.41m)
Space and plumbing for free Standing
appliances, built in oven and hob.

Utility

8' 10" x 6' 2" (2.69m x 1.88m)
South East facing window, space and
plumbing for washing machine, leading
into the downstairs shower room

Master Bedroom

14' 3" x 10' 5" (4.34m x 3.17m)
Front Elevation, leading into an en suite

Bedroom Two

10' 11" x 10' 6" (3.33m x 3.20m)
Rear elevation, built in wardrobes

Bedroom Three

10' 6" x 11' 8" (3.20m x 3.56m)
Rear Elevation

Bedroom Four

5' 7" x 10' 7" (1.70m x 3.23m)
Side window

Bedroom Five

10' 3" x 5' 8" (3.12m x 1.73m)

Side window

Family Bathroom

Shower over the bath and built in
storage

En Suite Downstairs Wc



Property Ref:
KBY107872 - 0005

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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