



Kimberley Road, Nuthall Nottingham NG16 1DA

welcome to
Kimberley Road, Nuthall
Nottingham

- SOUGHT AFTER LOCATION
- STUNNING SOUTH FACING GARDEN
- AMPLE OFF STREET PARKING
- A TRUE MUST SEE
- CLOSE TO AMENITIES

Tenure: Freehold EPC Rating: D

offers in the region of

£310,000

Living Room

14' 5" MAX x 12' 3" MAX (4.39m MAX x 3.73m MAX)

Dining Room

12' 5" MAX x 12' 10" MAX (3.78m MAX x 3.91m MAX)

Kitchen

11' 9" MAX x 7' 4" MAX (3.58m MAX x 2.24m MAX)

Bedroom One

12' 3" MAX x 11' 10" MAX (3.73m MAX x 3.61m MAX)

Bedroom Two

12' 10" MAX x 9' 4" MAX (3.91m MAX x 2.84m MAX)

Bedroom Three

11' 9" MAX x 7' 4" MAX (3.58m MAX x 2.24m MAX)

Family Bathroom

Garage



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Property Ref:

KBY108648 - 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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