



Corbiere Avenue, Watnall NOTTINGHAM NG16 1JR

welcome to
Corbiere Avenue, Watnall
NOTTINGHAM

- DOUBLE GARAGE
- FOUR BEDROOMS
- ORANGERY
- 3 RECEPTION ROOMS
- UTILITY ROOM

Tenure: Freehold EPC Rating: C

offers in excess of
£495,000

Porch
Entrance Hallway
Study
16' 5" x 8' 2" (5.00m x 2.49m)
Lounge
16' 5" x 10' 10" (5.00m x 3.30m)
Dining Room
10' 2" x 8' 10" (3.10m x 2.69m)
Kitchen
11' 2" x 9' 10" (3.40m x 3.00m)
Utility Room
Downstairs Wc
Conservatory
13' 1" x 10' 10" (3.99m x 3.30m)
Principal Bedroom
15' 9" x 11' 2" (4.80m x 3.40m)
En Suite Shower Room
Bedroom Two
14' 1" x 8' 2" (4.29m x 2.49m)
Built in wardrobes

Bdroom Three
11' 6" x 7' 7" (3.51m x 2.31m)
Built in wardrobes

Bedroom Four
11' 2" x 7' 10" (3.40m x 2.39m)
Family Shower Room

view this property online williamhbrown.co.uk/Property/KBY107348



Property Ref:
KBY107348 - 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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