



Kimberley Road, Nuthall Nottingham NG16 1DD

welcome to
Kimberley Road, Nuthall
Nottingham

- SIX BEDROOMS
- AMPLE DAY TO DAY LIVING SPACE
- SOUTH FACING PRIVATE REAR GARDEN
- AMPLE OFF STREET PARKING WITH GARAGE
- TWO SHOWER ROOMS AND A FAMILY BATHROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: F

offers in the region of
£425,000

view this property online williamhbrown.co.uk/Property/KBY109249



Property Ref:
KBY109249 - 0008

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Entrance Hallway
Lounge

16' MAX x 12' 7" MAX (4.88m MAX x 3.84m MAX)

Dining Room

14' 10" max x 9' 5" max (4.52m max x 2.87m max)

Kitchen Diner

20' 8" max x 14' 9" max (6.30m max x 4.50m max)

Utility

8' 1" MAX x 6' 9" MAX (2.46m MAX x 2.06m MAX)

Conservatory

29' 8" max x 13' 4" max (9.04m max x 4.06m max)

Study

11' 3" max x 7' 3" max (3.43m max x 2.21m max)

Bedroom One

14' 5" max x 12' 8" max (4.39m max x 3.86m max)

Shower Room

Bedroom Two

14' 7" max x 10' 3" max (4.45m max x 3.12m max)

Bedroom Three

12' 8" max x 12' max (3.86m max x 3.66m max)

Bedroom Four

12' 3" max x 9' 9" max (3.73m max x 2.97m max)

Bedroom Five

11' 5" max x 7' 5" max (3.48m max x 2.26m max)

Family Bathroom

Bedroom Six

14' 5" max x 12' 6" max (4.39m max x 3.81m max)

Shower Room



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