



Larkfield Road, Nuthall NOTTINGHAM NG16 1EU

welcome to

**Larkfield Road, Nuthall
NOTTINGHAM**

- THREE BED EXTENDED FAMILY HOME
- DRIVEWAY
- SEMI DETACHED
- SOUGHT AFTER LOCATION
- ROOM FOR ALL THE FAMILY

Tenure: Freehold EPC Rating: Awaited

offers over

£270,000

**Entrance Porch
Downstairs Wc
Lounge**

11' 9" x 14' MAX (3.58m x 4.27m MAX)

Dining Room

23' 8" x 11' 7" (7.21m x 3.53m)

Kitchen

11' 9" x 17' 8" (3.58m x 5.38m)

Conservatory

22' x 12' 5" (6.71m x 3.78m)

Bedroom Four/Office

8' 6" x 10' 3" (2.59m x 3.12m)

En Suite Wet Room

Bedroom Two

14' x 19' (4.27m x 5.79m)

Bedroom Three

11' 8" x 10' (3.56m x 3.05m)

Jack & Jill Shower Room

Bedroom One

11' 8" x 11' 6" (3.56m x 3.51m)

Bathroom En Suite



view this property online williamhbrown.co.uk/Property/KBY109224



Property Ref:

KBY109224 - 0003

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.



william h brown



0115 938 5062



kimberley@williamhbrown.co.uk



39 Main Street, Kimberley, NOTTINGHAM,
Nottinghamshire, NG16 2NG



williamhbrown.co.uk