



Drummond Drive, Nuthall Nottingham NG16 1BJ

welcome to
Drummond Drive, Nuthall
Nottingham

- DOUBLE PLOT
- DORMA BUNGALOW
- DOUBLE GARAGE
- SHOWER ROOM & FAMILY BATHROOM
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: C

£430,000

Entrance Hallway
Kitchen Diner
22' 3" x 7' 6" (6.78m x 2.29m)
Lounge Diner
12' 8" x 27' 10" (3.86m x 8.48m)
Electric feature fireplace

Utility Room
6' x 7' 8" (1.83m x 2.34m)
Bedroom Three
14' 6" x 16' (4.42m x 4.88m)
Fitted Wardrobes, bay window to the rear

Bedroom One
14' 5" x 10' 4" (4.39m x 3.15m)
Fitted Wardrobes

Bedroom Two
11' 10" x 12' 5" (3.61m x 3.78m)
Fitted Wardrobes

Downstairs Shower Room
Family Bathroom
Garage



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Property Ref:
KBY109180 - 0004

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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