



Corbiere Avenue, Watnall Nottingham NG16 1JR

welcome to
Corbiere Avenue, Watnall
Nottingham

- NO UPWARD CHAIN
- FOUR BEDROOM DETACHED FAMILY HOME
- DOUBLE GARAGE
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- THREE RECEPTION ROOMS

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers over
£450,000

Entrance Porch
Entrance Hallway
Lounge
16' 6" x 10' 9" (5.03m x 3.28m)
Snug
16' 6" x 8' 5" (5.03m x 2.57m)
Dining Room
10' 1" x 8' 11" (3.07m x 2.72m)
Kitchen
10' 11" x 10' 1" (3.33m x 3.07m)
Utility Room
5' 9" x 5' 3" (1.75m x 1.60m)
Downstairs Wc
Bedroom One
15' 6" x 11' 3" (4.72m x 3.43m)
Built in Wardrobes

En Suite
Bedroom Two
11' 3" x 7' 11" (3.43m x 2.41m)
Built in Wardrobes

Bedroom Three
14' 2" x 8' 1" (4.32m x 2.46m)
Built in Wardrobes

Bedroom Four
11' 4" x 7' 6" (3.45m x 2.29m)
Family Bathroom



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Property Ref:
KBY109625 - 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.



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