



Kirtley Close, Watnall NOTTINGHAM NG16 1FX

welcome to

Kirtley Close, Watnall NOTTINGHAM

- FOUR BEDROOMS
- TOWN HOUSE
- EN SUITE SHOWER ROOM
- CLOSE TO FACILITIES & AMENITIES
- EXCELLENT TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£240,000

Lounge

16' max x 10' 10" max (4.88m max x 3.30m max)

Kitchen Diner

15' 11" max x 9' 5" max (4.85m max x 2.87m max)

Utility Room

8' 7" max x 5' 6" max (2.62m max x 1.68m max)

Bedroom One

11' 1" max x 9' 4" max (3.38m max x 2.84m max)

En Suite

Bedroom Two

11' 1" max x 7' 7" max (3.38m max x 2.31m max)

Bedroom Three

10' 11" max x 8' max (3.33m max x 2.44m max)

Bedroom Four

10' 7" max x 9' max (3.23m max x 2.74m max)

Family Bathroom

Downstairs Wc

Garage



view this property online williamhbrown.co.uk/Property/KBY109757



Property Ref:

KBY109757 - 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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