



**Assarts Road, Nuthall Nottingham NG16 1AP**

welcome to

## Assarts Road, Nuthall Nottingham

- FULLY RENOVATED
- NO UPWARD CHAIN
- VACANT POSSESSION
- RE WIRED, RE PLUMBED, NEW WINDOWS AND DOORS
- HUGE CONSERVATORY

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

**£275,000**

### Lounge

12' 7" max x 11' 3" max ( 3.84m max x 3.43m max )

### Kitchen

14' 8" max x 10' 8" max ( 4.47m max x 3.25m max )

### Bedroom One

12' 1" max x 9' 3" max ( 3.68m max x 2.82m max )

### Bedroom Two

12' 5" max x 9' 2" max ( 3.78m max x 2.79m max )

### Bedroom Three

15' 9" max x 8' 9" max ( 4.80m max x 2.67m max )

### Conservatory

19' max x 10' 1" max ( 5.79m max x 3.07m max )

### Agents Note

The Land Registry title has yet to be updated with the Vendor's details.  
Please ask the branch for more details



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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.



#### Property Ref:

KBY109799 - 0007

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