



Gunnersbury Way, Nuthall Nottingham NG16 1RE

Not for marketing purposes INTERNAL USE ONLY

welcome to
**Gunnersbury Way, Nuthall
Nottingham**

- NO UPWARD CHAIN
- THREE BEDROOMS
- SEMI DETACHED FAMILY HOME
- GARAGE & DRIVEWAY
- SOUGHT AFTER LOCATION

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

£265,000

**Entrance Hallway
Lounge**
15' 2" max x 13' 8" max (4.62m max x 4.17m max)
Dining Room
10' max x 7' 10" max (3.05m max x 2.39m max)
Kitchen
10' max x 7' 1" max (3.05m max x 2.16m max)
Downstairs Wc
Bedroom One
11' 11" max x 8' 6" max (3.63m max x 2.59m max)
Bedroom Two
11' 10" max x 8' 1" max (3.61m max x 2.46m max)
Bedroom Three
9' max x 7' max (2.74m max x 2.13m max)
Family Bathroom



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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:
KBY104847 - 0002

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