



Bailey Drive, Nottingham NG3 5US

welcome to

Bailey Drive, Nottingham

LOCATED IN THE HEART OF MAPPERLEY** FOUR BEDROOM DETACHED HOME on Bailey Drive. THREE STOREY with OPEN PLAN KITCHEN/LIVING, THREE BATHROOMS and OFF-STREET PARKING VIA DRIVEWAY & GARAGE. OFFERED WITH NO CHAIN.

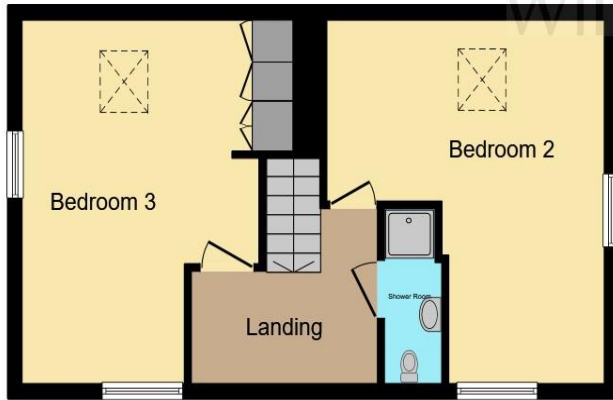




Ground Floor



First Floor



Second Floor

Living Room
16' 9" x 10' 5" (5.11m x 3.17m)

Kitchen/ Diner
16' 3" x 9' 5" (4.95m x 2.87m)

Utility Room
6' 7" x 4' 10" (2.01m x 1.47m)

Bedroom One
10' 5" x 16' 7" (3.17m x 5.05m)

Bedroom Two
9' 3" x 10' 2" (2.82m x 3.10m)

Bedroom Three
16' 4" x 10' 3" (4.98m x 3.12m)

Bedroom Four
15' 3" x 16' 4" (4.65m x 4.98m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- Council Tax Band: E
- ***GUIDE PRICE £375,000 - £400,000***
- FOUR BEDROOM DETACHED HOME
- MAPPERLEY
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: C

offers over

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS117070



Property Ref:
NVS117070 - 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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