



Kimbolton Avenue, Nottingham NG7 1PS

welcome to

Kimbolton Avenue, Nottingham

FOUR BEDROOM MID-TERRACED property on Kimbolton Avenue. TWO RECEPTION ROOMS and THREE STOREY. GROUND FLOOR BATHROOM and SEPARATE W/C. OFFERED WITH VACANT POSSESSION. Nottingham rail station LESS THAN TWO MILES AWAY.





Living Room

14' 8" MAX x 10' 10" MAX (4.47m MAX x 3.30m MAX)

Dining Room

13' 4" MAX x 11' 5" MAX (4.06m MAX x 3.48m MAX)

Kitchen

10' 11" MAX x 8' 3" MAX (3.33m MAX x 2.51m MAX)

Bedroom One

12' 5" MAX x 8' 3" MAX (3.78m MAX x 2.51m MAX)

Bedroom Two

14' 2" MAX x 11' 7" MAX (4.32m MAX x 3.53m MAX)

Bedroom Three

8' 3" MAX x 7' 11" MAX (2.51m MAX x 2.41m MAX)

Bedroom Four

13' 11" MAX x 12' 5" MAX (4.24m MAX x 3.78m MAX)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Kimbolton Avenue, Nottingham

- Council Tax Band: B
- ***GUIDE PRICE £275,000 - £300,000***
- FOUR BEDROOM MID-TERRACED
- THREE STOREY
- GROUND FLOOR BATHROOM

Tenure: Freehold EPC Rating: D

guide price

£275,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS117203



Property Ref:
NVS117203 - 0005

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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