



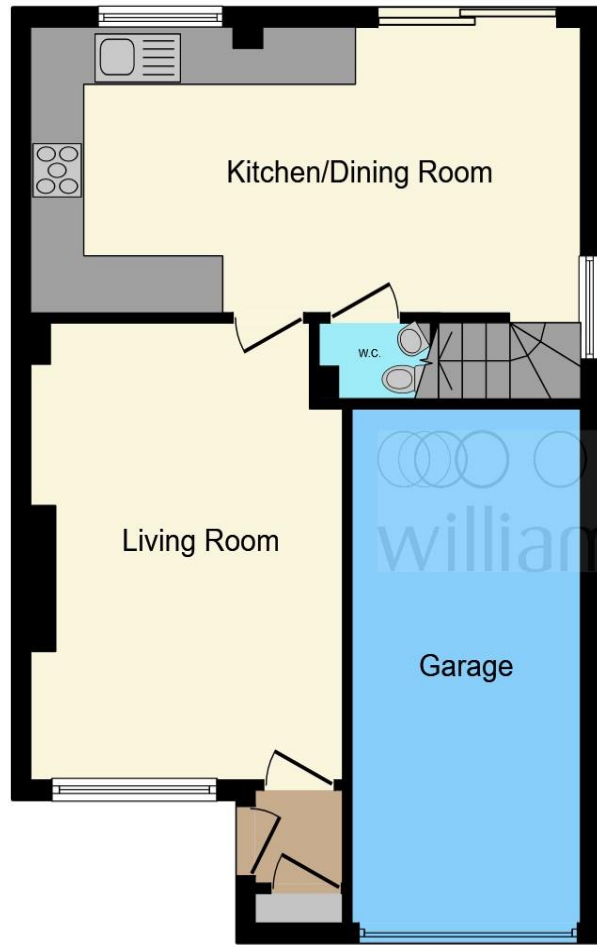
Camelot Avenue, Nottingham NG5 1DW

welcome to

Camelot Avenue, Nottingham

FOUR BEDROOM DETACHED IDEAL FAMILY HOME located on Camelot Avenue. OFF-STREET PARKING VIA DRIVEWAY AND GARAGE and ENCLOSED REAR GARDEN. MODERN SHOWER ROOM, DOWNSTAIRS W/C & EN-SUITE TO MASTER. Bulwell rail station LESS THAN THREE MILES AWAY.





Ground Floor



First Floor

Living Room

16' 8" MAX x 11' 11" MAX (5.08m MAX x 3.63m MAX)

Kitchen/ Diner

20' 3" MAX x 10' 9" MAX (6.17m MAX x 3.28m MAX)

Bedroom One

12' MAX x 10' 2" MAX (3.66m MAX x 3.10m MAX)

Bedroom Two

13' 3" MAX x 8' MAX (4.04m MAX x 2.44m MAX)

Bedroom Three

11' MAX x 8' 2" MAX (3.35m MAX x 2.49m MAX)

Bedroom Four

10' 8" MAX x 6' 10" MAX (3.25m MAX x 2.08m 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

welcome to

Camelot Avenue, Nottingham

- Council Tax Band:
- ***GUIDE PRICE £290,000 - £300,000***
- FOUR BEDROOMS
- DETACHED PROPERTY
- OFF-STREET PARKING VIA DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: C

guide price

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS117370



Property Ref:
NVS117370 - 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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