



Valley Road, Nottingham NG5 1HX

welcome to

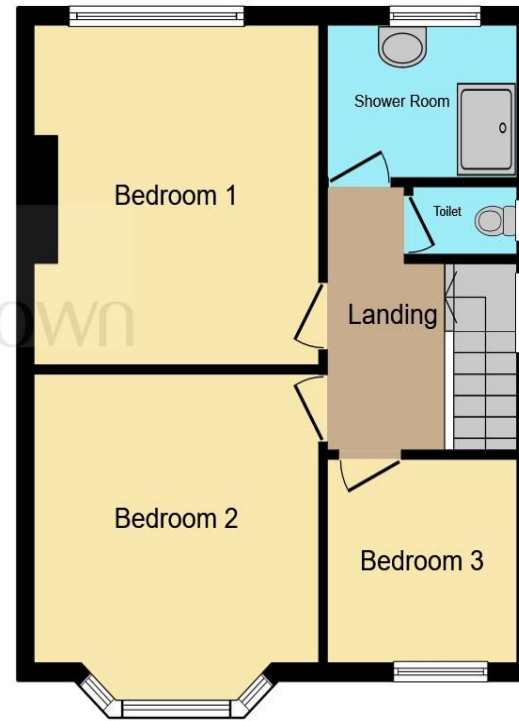
Valley Road, Nottingham

IDEAL FAMILY HOME located on Valley Road with THREE BEDROOMS, OPEN PLAN LIVING/DINING ROOM & CONSERVATORY. OFF-STREET PARKING VIA DRIVEWAY and ENCLOSED REAR GARDEN. Bulwell rail station LESS THAN TWO MILES AWAY.





Ground Floor



First Floor

Open Plan Living/ Dining
 27' 1" MAX x 11' 6" MAX (8.26m MAX x 3.51m MAX)

Kitchen
 12' 5" MAX x 7' 10" MAX (3.78m MAX x 2.39m MAX)

Conservatory
 14' 10" MAX x 7' 10" MAX (4.52m MAX x 2.39m MAX)

Bedroom One
 13' 3" MAX x 12' 4" MAX (4.04m MAX x 3.76m MAX)

Bedroom Two
 13' 2" MAX x 11' 7" MAX (4.01m MAX x 3.53m MAX)

Bedroom Three
 7' 11" MAX x 7' 11" MAX (2.41m MAX x 2.41m 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

Valley Road, Nottingham

- Council Tax Band: C
- THREE BEDROOM DETACHED FAMILY HOME
- OPEN PLAN LIVING/DINING ROOM & CONSERVATORY
- OFF-STREET PARKING VIA DRIVEWAY
- BAY FRONT WINDOWS

Tenure: Freehold EPC Rating: E

offers over

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS117472



Property Ref:
NVS117472 - 0002

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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