



Aspley Lane, Nottingham NG8 5RU

welcome to

Aspley Lane, Nottingham

DETACHED THREE BEDROOM property located on Aspley Lane ****IDEAL FOR A RANGE OF BUYERS**** OFF-STREET PARKING VIA DRIVEWAY & GARAGE. SMALL FRONT GARDEN SPACE & GENEROUS ENCLOSED REAR GARDEN. Bulwell rail station LESS THAN TWO MILES AWAY.





Ground Floor



First Floor

Living Room

21' 11" MAX x 11' 3" MAX (6.68m MAX x 3.43m MAX)

Dining Room

12' 8" MAX x 13' 1" MAX (3.86m MAX x 3.99m MAX)

Kitchen

9' 3" MAX x 9' 11" MAX (2.82m MAX x 3.02m MAX)

Bedroom One

11' 4" MAX x 9' 4" TO WARDROBE (3.45m MAX x 2.84m TO WARDROBE)

Bedroom Two

11' 4" MAX x 10' 1" MAX (3.45m MAX x 3.07m MAX)

Bedroom Three

7' 10" MAX x 8' 5" MAX (2.39m MAX x 2.57m MAX)

Garage

15' 11" MAX x 7' 10" MAX (4.85m MAX x 2.39m 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

Aspley Lane, Nottingham

- Council Tax Band: C
- THREE BEDROOMS
- DETACHED PROPERTY
- TWO RECEPTION ROOMS
- OFF-STREET PARKING VIA DRIVEWAY & DETACHED GARAGE

Tenure: Freehold EPC Rating: E

£275,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS118335



Property Ref:
NVS118335 - 0007

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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