



Edgeway, Nottingham NG8 6LY

welcome to

Edgeway, Nottingham

****IDEAL FAMILY HOME**** FOUR BEDROOM MID-TERRACED property with VERSATILE EXTENSION. Boasting TWO RECEPTION ROOMS, TWO SHOWER ROOMS and LANDSCAPED REAR GARDEN. CLOSE PROXIMITY TO STRELLEY RECREATIONAL GROUND.





Ground Floor



First Floor

Living Room

15' 1" MAX x 11' MAX (4.60m MAX x 3.35m MAX)

Dining Room

10' 3" MAX x 7' 11" MAX (3.12m MAX x 2.41m MAX)

Bedroom One

17' 10" MAX x 9' 11" MAX (5.44m MAX x 3.02m MAX)

Bedroom Two

13' 5" MAX x 11' 10" MAX (4.09m MAX x 3.61m MAX)

Bedroom Three

12' 9" MAX x 10' 5" MAX (3.89m MAX x 3.17m MAX)

Bedroom Four

9' 2" MAX x 7' 10" MAX (2.79m 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

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Edgeway, Nottingham

- Council Tax Band: A
- FOUR BEDROOM MID-TERRACED PROPERTY
- TWO RECEPTION ROOMS & VERSATILE EXTENSION
- TWO SHOWER ROOMS
- OFF-STREET PARKING TO FRONT WITH NO DROPPED KERB ACCESS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS119574



Property Ref:
NVS119574 - 0003

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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