

Vine Crescent, Sandiacre Nottingham NG10 5BZ



welcome to

Vine Crescent, Sandiacre Nottingham

MODERN & WELL-PRESENTED THROUGHOUT THREE BEDROOM SEMI-DETACHED home located on Vine Crescent boasting OFF-STREET PARKING and GENEROUS GARDEN SPACE. MODERN KITCHEN DINER and TWO VERSATILE ADDITIONAL ROOMS to the ground floor. MUST VIEW!



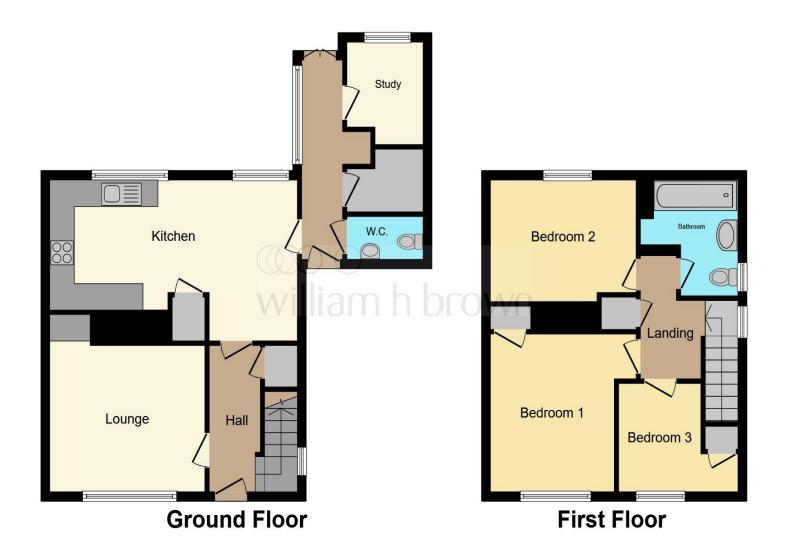












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Living Room

12' 4" MAX x 10' 11" MAX (3.76m MAX x 3.33m MAX)

Kitchen Diner

9' MAX x 19' 9" MAX (2.74m MAX x 6.02m MAX)

Study

 7° 8" MAX x 5' 5" MAX (2.34m MAX x 1.65m MAX)

Additional Room

5' 6" MAX x 5' 9" MAX (1.68m MAX x 1.75m MAX)

Bedroom One

11' MAX x 9' 11" MAX (3.35m MAX x 3.02m MAX)

Bedroom Two

11' 8" MAX x 9' 2" MAX (3.56m MAX x 2.79m MAX)

Bedroom Three

6' 4" MAX x 8' 1" MAX (1.93m MAX x 2.46m MAX)

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Vine Crescent, Sandiacre Nottingham

- Council Tax Band: A
- THREE BEDROOM SEMI-DETACHED PROPERTY
- RECENTLY RENOVATED THROUGHOUT MODERN & WELL-PRESENTED
- VERSATILE ADDITIONAL ROOMS TO THE GROUND **FLOOR**
- DOWNSTAIRS WC & MODERN THREE PIECE **BATHROOM**

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in the region of

£290,000

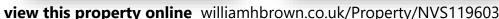
Property Ref:

NVS119603 - 0003



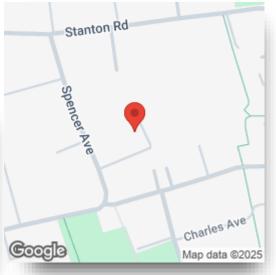






1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property





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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.