



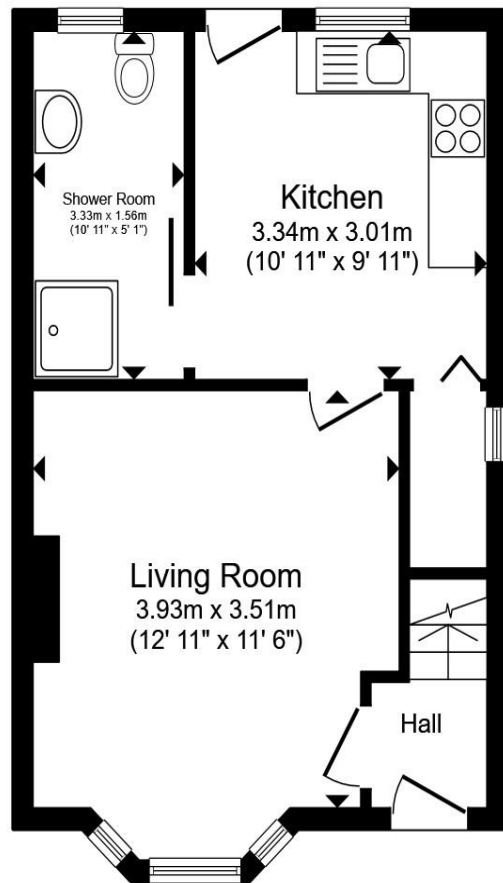
Rutland Avenue, Toton Nottingham NG9 6EP

welcome to

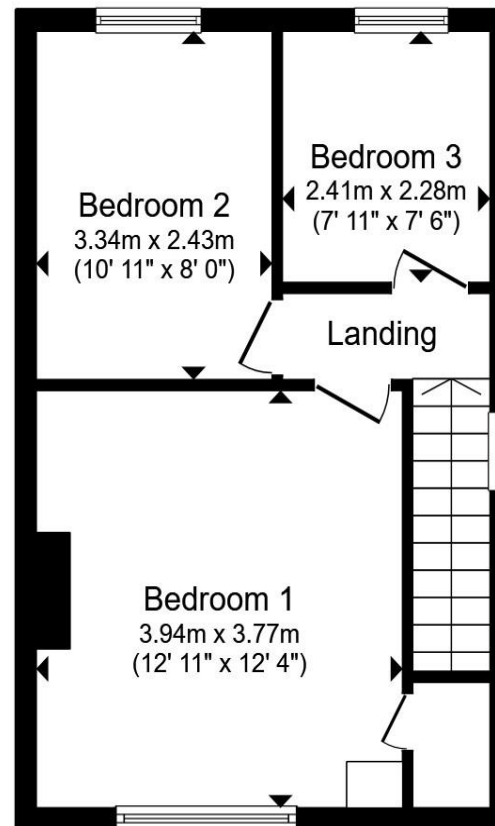
Rutland Avenue, Toton Nottingham

THREE BEDROOM SEMI-DETACHED property located on Rutland Avenue with BAY FRONT WINDOW and GROUND FLOOR WET ROOM. Boasting OFF-STREET PARKING VIA DRIVEWAY and ENCLOSED REAR GARDEN. CLOSE PROXIMITY TO MANOR FARM RECREATION GROUND and CHILWELL RETAIL PARK.





Ground Floor



First Floor

Living Room

12' 11" MAX x 11' 6" MAX (3.94m MAX x 3.51m MAX)

Kitchen

10' 11" MAX x 9' 11" MAX (3.33m MAX x 3.02m MAX)

Bedroom One

12' 11" MAX x 12' 4" MAX (3.94m MAX x 3.76m MAX)

Bedroom Two

10' 11" MAX x 8' MAX (3.33m MAX x 2.44m MAX)

Bedroom Three

7' 11" MAX x 7' 6" MAX (2.41m MAX x 2.29m MAX)

Total floor area 70.3 m² (756 sq.ft.) approx

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.propertybox.io

welcome to

Rutland Avenue, Toton Nottingham

- Council Tax Band: B
- ***GUIDE PRICE £250,000 - £260,000***
- THREE BEDROOM SEMI-DETACHED PROPERTY
- OFF-STREET PARKING VIA DRIVEWAY
- ENCLOSED LANDSCAPED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS119607



Property Ref:
NVS119607 - 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.

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.



william h brown



01159 587766



nottingham@williamhbrown.co.uk



20 Upper Parliament Street, NOTTINGHAM,
Nottinghamshire, NG1 2AD



williamhbrown.co.uk