



Thorpe Hill Drive, HEANOR DE75 7DN

welcome to

Thorpe Hill Drive, HEANOR

- CORNER PLOT
- TURNKEY PROPERTY
- AMPLE OFF STREET PARKING WITH GARAGE
- BRAND NEW BATHROOM
- HUGE KITCHEN DINER

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£240,000

Entrance Porch

Lounge

14' 2" max x 11' 5" max (4.32m max x 3.48m max)

Kitchen Diner

21' 7" max x 12' max (6.58m max x 3.66m max)

Side Porch

Bedroom One

11' 5" max x 11' 4" max (3.48m max x 3.45m max)

Bedroom Two

12' 5" max x 10' max (3.78m max x 3.05m max)

Bedroom Three

9' 9" max x 6' 9" max (2.97m max x 2.06m max)

Family Bathroom

Garage

16' 5" max x 8' 2" max (5.00m max x 2.49m max)



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Property Ref:

KBY109900 - 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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