



Wetherby Close, Kimberley Nottingham NG16 2TZ

welcome to

Wetherby Close, Kimberley Nottingham

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- DETACHED GARAGE
- DRIVEWAY
- CUL DE SAC LOCATION

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

£340,000

Entrance Hallway Living Room

19' 8" max x 12' max (5.99m max x 3.66m max)

Kitchen

10' 8" max x 10' 4" max (3.25m max x 3.15m max)

Dining Room

12' 10" max x 9' 1" max (3.91m max x 2.77m max)

Bedroom One

12' 2" max x 10' 2" max (3.71m max x 3.10m max)

Bedroom Two

13' max x 7' 3" max (3.96m max x 2.21m max)

Bedroom Three

12' 2" max x 10' 9" max (3.71m max x 3.28m max)

Bedroom Four

10' 5" max x 7' 3" max (3.17m max x 2.21m max)

Family Bathroom

Four piece suite

Garage

16' 5" max x 7' 3" max (5.00m max x 2.21m max)



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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.

Property Ref:

KBY109927 - 0002



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