



Garner Road, Giltbrook Nottingham NG16 2WT

welcome to
Garner Road, Giltbrook
Nottingham

- THREE BEDROOMS
- SEMI DETACHED FAMILY HOME
- EN SUITE SHOWER ROOM
- DOWNSTAIRS WC
- OFF STREET PARKING

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£250,000

view this property online williamhbrown.co.uk/Property/KBY109887



Property Ref:
KBY109887 - 0002

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.

Entrance Hallway
Downstairs Wc
Kitchen, Lounge Diner
24' 11" max x 18' 2" max (7.59m max x 5.54m max)

Bedroom One
10' 10" max x 10' 6" max (3.30m max x 3.20m max)

En Suite Shower Room
Bedroom Two

10' 10" max x 8' 7" max (3.30m max x 2.62m max)

Bedroom Three
9' max x 7' 5" max (2.74m max x 2.26m max)

Family Bathroom



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