

**Derby Road,Bramcote Nottingham NG9 3JN**

william h brown

***welcome to***

## Derby Road, Bramcote Nottingham

**EXTENDED FAMILY HOME** THREE BEDROOM DETACHED property located on Derby Road. Featuring a stunning OPEN PLAN KITCHEN DINING FAMILY AREA, OFF-STREET PARKING VIA DRIVEWAY and ENCLOSED FAMILY REAR GARDEN. WELL-PRESENTED THROUGHOUT - A Must View Property!



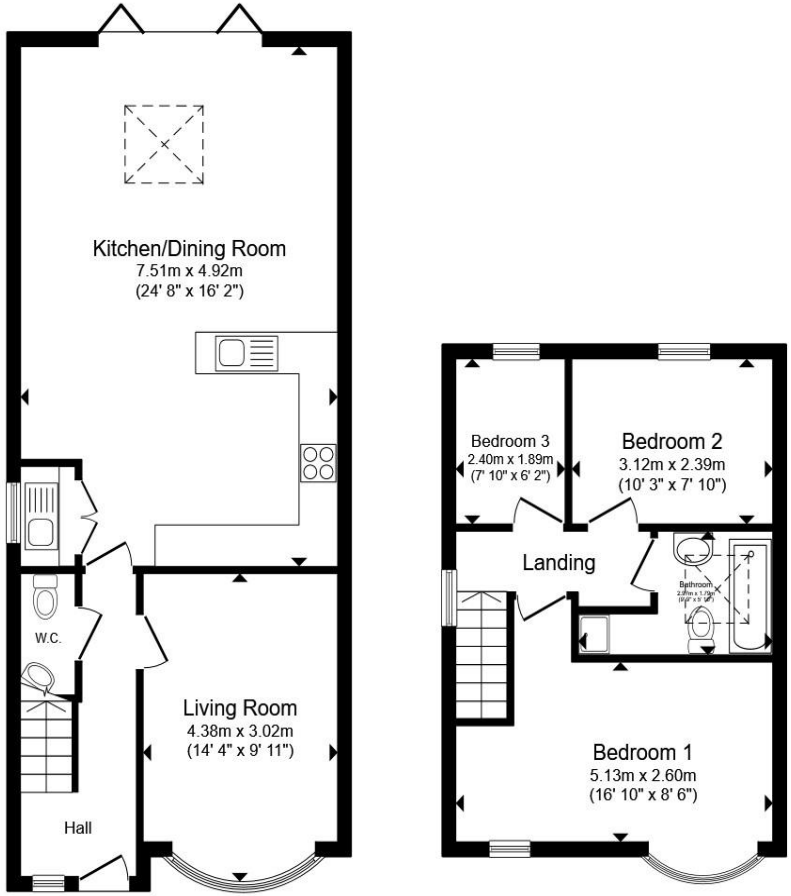













**Ground Floor** **First Floor**

Total floor area 93.4 m² (1,005 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

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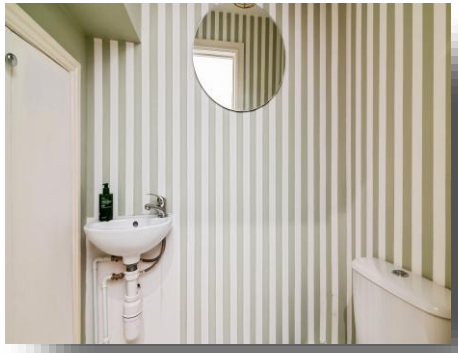
## Derby Road, Bramcote Nottingham

- Council Tax Band: D
- ***GUIDE PRICE £375,000 - £400,000***
- THREE BEDROOM EXTENDED DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT WITH OPEN PLAN KITCHEN DINING FAMILY AREA
- FOUR PIECE FAMILY BATHROOM & DOWNSTAIRS WC

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

guide price **£375,000**










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/NVS121182

The Property Ombudsman

Property Ref:
NVS121182 - 0004

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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