



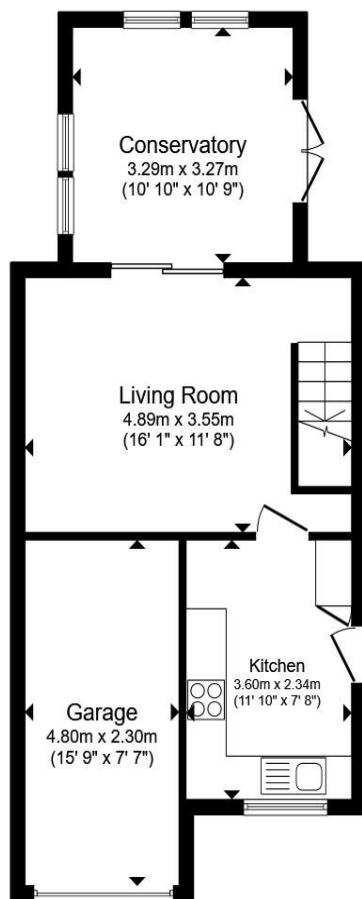
Berry Court Holly Gardens, Nottingham NG3 2PB

welcome to

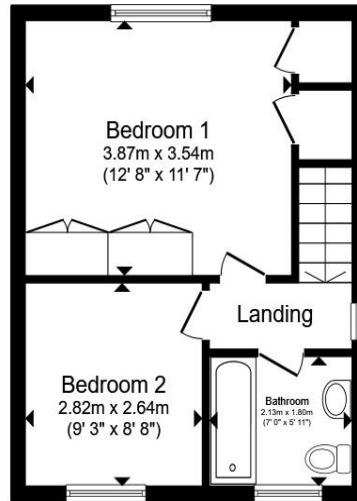
Berry Court Holly Gardens, Nottingham

END OF TERRACE HOME WITH ATTACHED GARAGE ON BERRY COURT, HOLLY GARDENS. TWO BEDROOMS, DRIVEWAY TO FRONT AND CONSERVATORY TO REAR. NOTTINGHAM CITY CENTRE LESS THAN TWO MILES AWAY.





Ground Floor



First Floor

Total floor area 80.9 m² (871 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

Lounge

16' MAX x 11' 8" MAX (4.88m MAX x 3.56m MAX)

Kitchen

11' 10" MAX x 7' 8" MAX (3.61m MAX x 2.34m MAX)

Conservatory

10' 8" MAX x 10' 11" MAX (3.25m MAX x 3.33m MAX)

Bedroom One

12' 8" MAX x 11' 7" MAX (3.86m MAX x 3.53m MAX)

Bedroom Two

9' 3" MAX x 8' 8" MAX (2.82m MAX x 2.64m MAX)

Garage

13' 10" MAX x 8' 5" MAX (4.22m MAX x 2.57m MAX)

welcome to

Berry Court Holly Gardens, Nottingham

- Council Tax Band: B
- NO CHAIN
- TWO DOUBLE BEDROOMS
- ATTACHED GARAGE & DRIVEWAY
- END OF TERRACE

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£180,000



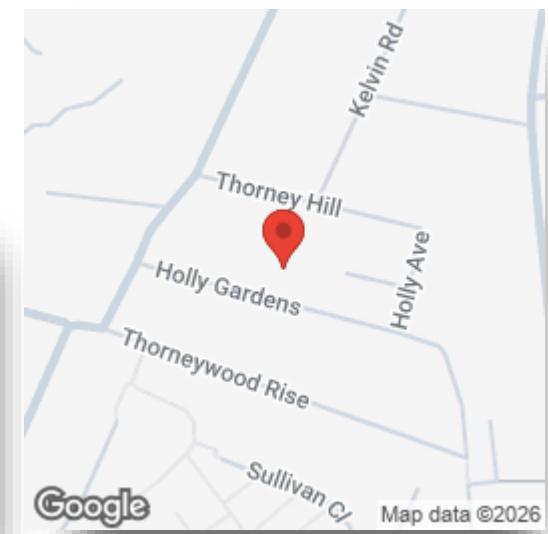
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Property Ref:
NVS119921 - 0005

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.



Please note the marker reflects the postcode not the actual property



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