



Hill Bank House Commonside, Selston Nottingham NG16 6FJ

welcome to

Hill Bank House Commonsides, Selston Nottingham

- THREE BED COTTAGE
- THREE BED ANNEXE
- APPROX 0.9 ACRE PADDOCK
- DRIVEWAY
- COUNTRYSIDE LIVING

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

£700,000

view this property online williamhbrown.co.uk/Property/KBY110132



Property Ref:

KBY110132 - 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.

Porch Kitchen

14' 8" max x 10' 3" max (4.47m max x 3.12m max)

Utility Room

15' 5" max x 10' 7" max (4.70m max x 3.23m max)

Downstairs Wc Lounge

14' 8" max x 13' 9" max (4.47m max x 4.19m max)

Dining Room

17' 6" max x 14' 8" max (5.33m max x 4.47m max)

Bedroom Two

11' 4" max x 9' 1" max (3.45m max x 2.77m max)

Dressing Room

10' 10" max x 10' 7" max (3.30m max x 3.23m max)

En Suite Shower Room

Bedroom Four

14' 5" max x 10' max (4.39m max x 3.05m max)

Bedroom Three

14' 5" max x 11' 9" max (4.39m max x 3.58m max)

Family Bathroom

Entrance Hallway

Utility Room

11' 2" max x 5' 11" max (3.40m max x 1.80m max)

Living Room

22' 2" max x 11' 2" max (6.76m max x 3.40m max)

Study

11' 3" max x 7' 8" max (3.43m max x 2.34m

max)

Storage Room Downstairs Wc Kitchen

10' 8" max x 7' 5" max (3.25m max x 2.26m max)

Bedroom One

14' 5" max x 11' 3" max (4.39m max x 3.43m max)

En Suite Shower Room

Bedroom Five

12' 8" max x 10' 10" max (3.86m max x 3.30m max)

Bedroom Six

12' 2" max x 9' 6" max (3.71m max x 2.90m max)



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