



Kimberley Road, Nuthall NOTTINGHAM NG16 1DD

welcome to

**Kimberley Road, Nuthall
NOTTINGHAM**

- NO UPWARD CHAIN
- 5 BEDROOMS
- DETACHED FAMILY HOME
- FOUR RECEPTION ROOMS
- CONSERVATORY

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

offers over

£435,000

Entrance Hallway

Living Room

18' 1" max x 12' 10" max (5.51m max x 3.91m max)

Dining Room

13' 1" max x 9' 9" max (3.99m max x 2.97m max)

Lounge

17' 5" max x 10' 6" max (5.31m max x 3.20m max)

Conservatory

9' 10" max x 7' 10" max (3.00m max x 2.39m max)

Kitchen Diner

17' 5" max x 10' 6" max (5.31m max x 3.20m max)

Utility & Wc

Garage

18' 1" max x 9' 3" max (5.51m max x 2.82m max)

Bedroom One

10' 2" max x 9' 10" max (3.10m max x 3.00m max)

Dressing Room

10' 2" max x 7' 10" max (3.10m max x 2.39m max)

En Suite Bathroom

Bedroom Two

11' 11" max x 10' 6" max (3.63m max x 3.20m max)

Bedroom Three

13' 9" max x 9' 8" max (4.19m max x 2.95m max)

Bedroom Four

10' 6" max x 9' 8" max (3.20m max x 2.95m max)

Bedroom Five

8' 10" max x 7' 10" max (2.69m max x 2.39m max)

Family Bathroom



view this property online williamhbrown.co.uk/Property/KBY109805



Property Ref:

KBY109805 - 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.

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