



Abbott Street, Awsworth Nottingham NG16 2QJ

welcome to

**Abbott Street, Awwsworth
Nottingham**

- TWO DOUBLE BEDROOMS
- SEMI DETACHED COTTAGE
- LARGE REAR GARDEN
- NO UPWARD CHAIN
- FIRST TIME BUYER OPPORTUNITY

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£140,000

Living Room

21' max x 12' max (6.40m max x 3.66m max)

Kitchen

11' 7" max x 7' 1" max (3.53m max x 2.16m max)

Conservatory

12' 2" max x 10' 6" max (3.71m max x 3.20m max)

Shower Room

Bedroom One

11' 11" max x 10' 8" max (3.63m max x 3.25m max)

Bedroom Two

11' 11" max x 8' 11" max (3.63m max x 2.72m max)

Agents Note

Please note that an AML fee is chargeable once an offer has been accepted to cover the cost of carrying our identity and anti-money laundering checks



view this property online williamhbrown.co.uk/Property/KBY110159



Property Ref:

KBY110159 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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