



**Nottingham Road, Nuthall Nottingham NG16 1DN**

welcome to

## Nottingham Road, Nuthall Nottingham

- NO UPWARD CHAIN
- FOUR BEDROOMS
- DETACHED FAMILY HOME
- DRIVEWAY & SEPARATE GARAGE
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£425,000**

### Entrance Hallway Downstairs Wc Lounge

12' 6" max x 11' 11" max ( 3.81m max x 3.63m max )

### Dining Room

12' max x 7' 7" max ( 3.66m max x 2.31m max )

### Lounge Diner

24' 9" max x 10' 11" max ( 7.54m max x 3.33m max )

### Kitchen

11' 11" max x 11' 8" max ( 3.63m max x 3.56m max )

### Bedroom One

24' 7" max x 10' 11" max ( 7.49m max x 3.33m max )

### Bedroom Two

12' 6" max x 11' 11" max ( 3.81m max x 3.63m max )

### Bedroom Three

11' 11" max x 7' 7" max ( 3.63m max x 2.31m max )

### Family Bathroom

### Bedroom Four

11' 11" max x 11' 7" max ( 3.63m max x 3.53m max )

### Bedroom Four

11' 11" max x 11' 7" max ( 3.63m max x 3.53m max )

### Online Underwriting

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY 10TH MARCH 2026 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT

QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING. CONDITIONS OF SALE

### The Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

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### The Conditions Of Sale



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#### Property Ref:

KBY109873 - 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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