



**Clumber Street, Kirkby-In-Ashfield Nottingham NG17 7NG**

welcome to

## Clumber Street, Kirkby-In-Ashfield Nottingham

- \*\*\*\*LEGAL FEES PAID\*\*\*\*T&Cs apply
- \*\* INTERNAL IMAGES COMING SOON \*\*\*
- THREE BEDROOMS & ATTIC ROOM
- FOUR RECEPTION ROOMS
- DOWNSTAIRS WC

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

**£250,000**

### Agents Note

The property is being sold through our clients Part Exchange/Assisted Move Scheme

Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction

Should a purchaser wish to instruct their own conveyancers the contribution will not apply

### Entrance Hallway

Lounge

Kitchen

Dining Room

Snug

Downstairs Wc

Bedroom One

Bedroom Two

Bedroom Three

Office

Family Bathroom

Attic Room

Garage



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#### Property Ref:

KBY110014 - 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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