



The Spring, Long Eaton Nottingham NG10 1PJ

welcome to

The Spring, Long Eaton Nottingham

THREE BEDROOM DETACHED property located on The Spring boasting OFF-STREET PARKING and ENCLOSED LANDSCAPED REAR GARDEN. MODERN KITCHEN DINER, CONSERVATORY and ENSUITE TO THE GROUND FLOOR ****IDEAL FOR A RANGE OF BUYERS****





Ground Floor



First Floor

Living Room

11' 3" MAX x 14' 7" MAX (3.43m MAX x 4.45m MAX)

Kitchen Diner

14' 5" MAX x 10' 8" MAX (4.39m MAX x 3.25m MAX)

Conservatory

14' 7" MAX x 14' MAX (4.45m MAX x 4.27m MAX)

Bedroom Three

13' 4" MAX x 7' 4" MAX (4.06m MAX x 2.24m MAX)

Bedroom One

14' 6" MAX x 9' 1" MAX (4.42m MAX x 2.77m MAX)

Bedroom Two

14' 5" MAX x 11' 2" MAX (4.39m MAX x 3.40m MAX)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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The Spring, Long Eaton Nottingham

- Council Tax Band: C
- THREE BEDROOM DETACHED PROPERTY
- OFF-STREET PARKING VIA DRIVEWAY & CAR PORT
- MODERN FITTED KITCHEN DINER
- CONSERVATORY

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

£249,950



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS120256



Property Ref:
NVS120256 - 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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