



Garner Road, Giltbrook Nottingham NG16 2WT

welcome to

Garner Road, Giltbrook Nottingham

- DETACHED FAMILY HOME
- THREE BEDROOMS
- SEPARATE GARAGE & DRIVEWAY
- EN SUITE SHOWER ROOM
- UTILITY ROOM

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

offers over

£280,000

Entrance Hallway Lounge

13' 8" max x 13' max (4.17m max x 3.96m max)

Kitchendiner

13' 1" max x 12' 6" max (3.99m max x 3.81m max)

Utility Room

Downstairs Wc

Bedroom One

11' 11" max x 9' 11" max (3.63m max x 3.02m max)

En Suite Shower Room

Bedroom Two

10' 6" max x 9' 11" max (3.20m max x 3.02m max)

Bedroom Three

9' 5" max x 6' 11" max (2.87m max x 2.11m max)

Garage



view this property online williamhbrown.co.uk/Property/KBY109978



Property Ref:

KBY109978 - 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.

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.



william h brown



0115 938 5062



kimberley@williamhbrown.co.uk



39 Main Street, Kimberley, NOTTINGHAM,
Nottinghamshire, NG16 2NG



williamhbrown.co.uk