



- Three Bedroom End Terrace
- Hall Lounge Dining Kitchen
- Rear Porch
- Three Bedrooms And Bathroom
- Front And Rear Gardens
- Driveway And Garage
- Gas Fired Central Heating System
- Double Glazing Where Stated

To make an appointment to view:

Call: 0115 975 2220 Click: www.your-move.co.uk Come In: To your nearest branch

YOUR MOVE, 12 Commercial Road, Nottingham, NG6 8HA. Tel: 0115 975 2220

Calls may be recorded and/or monitored for training and security purposes. 527/528/512, Draft:D1 8/3/2010 HW/LH



The mention of any appliances and/or services within these sales particulars does not imply they are in full efficient working order

DESCRIPTION

YOUR MOVE are pleased to offer for sale this end terrace property benefitting from gas fired central heating system, double glazing where stated and no upward chain. The accommodation briefly comprises entrance hall, lounge, kitchen/dining room and rear porch to the ground floor whilst to the first floor there are three bedrooms and a bathroom/WC. Externally there are front and rear gardens with a driveway and garage. Viewing is recommended.

ENTRANCE HALL

Entrance door, stairs to first floor

LOUNGE

4.06m x 3.37m (13'4" x 11'1")

Wood effect flooring, double glazed window, feature fireplace

KITCHEN / DINING ROOM

2.53m x 5.33m (8'4" x 17'6")

Inc Units: Wall and base units, work surfaces, sink and drainer unit, tiled splashbacks, wall mounted boiler, storage cupboard, double glazed window, radiator, door to....

REAR PORCH

Two single glazed windows, single glazed door, radiator

LANDING

Double glazed window, loft access

BEDROOM

2.43m x 2.11m (8'0" x 6'11")

Double glazed window, radiator

BEDROOM

2.82m x 3.01m (9'3" x 9'11")

Double glazed window, radiator, storage cupboard

BEDROOM

3.08m x 2.93m (10'1" x 9'8")

Double glazed window, radiator

BATHROOM

Two double glazed windows, panelled bath with shower over, pedestal wash hand basin, low level WC, tiled splashbacks

FRONT GARDEN

Pebble area

DRIVE

Providing off street parking

GARAGE

NOT MEASURED: We strongly recommended to appreciate that the space is suitable for requirements.

REAR GARDEN

CLAUSES:

FREEHOLD NOT CONFIRMED:

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

FIXTURES & FITTINGS:

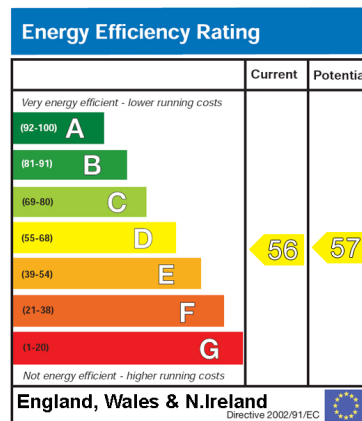
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

SERVICES CONNECTED:

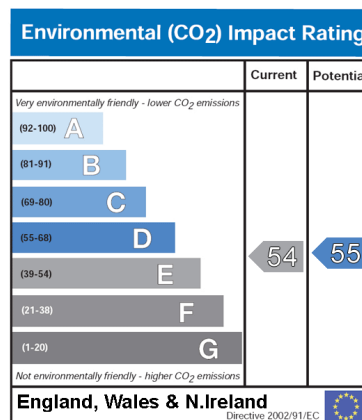
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

ALL MEASUREMENTS:

All Measurements are Approximate



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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OFFICE OPENING HOURS:

PROPERTY REFERENCE NUMBER:

527/528/512

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