



Bailey Drive, Nottingham NG3 5US

welcome to

Bailey Drive, Nottingham

*****GUIDE PRICE £550,000 - £575,000*** IDEAL FAMILY HOME! FIVE BEDROOM DETACHED home located on Bailey Drive. Boasting MODERN KITCHEN DINER, CONSERVATORY & GARAGE. OFF-STREET PARKING VIA DRIVEWAY and WELL-MAINTAINED ENCLOSED REAR GARDEN. Situated on a SOUGHT AFTER RESIDENTIAL ESTATE.**





Ground Floor



First Floor



Second Floor

Living Room

23' 6" MAX x 11' 6" MAX (7.16m MAX x 3.51m MAX)

Kitchen Diner

22' 7" MAX x 12' 4" MAX (6.88m MAX x 3.76m MAX)

Conservatory

13' 1" MAX x 12' 1" MAX (3.99m MAX x 3.68m MAX)

Bedroom One

11' 6" MAX x 17' 11" MAX (3.51m MAX x 5.46m MAX)

Bedroom Four

10' 1" MAX x 10' 2" MAX (3.07m MAX x 3.10m MAX)

Bedroom Five

9' 6" MAX x 9' 7" MAX (2.90m MAX x 2.92m MAX)

Bedroom Two

11' 8" MAX x 17' 1" MAX (3.56m MAX x 5.21m MAX)

Bedroom Three

10' 1" MAX x 10' 2" MAX (3.07m MAX x 3.10m MAX)

Garage

18' 3" MAX x 8' 3" MAX (5.56m MAX x 2.51m 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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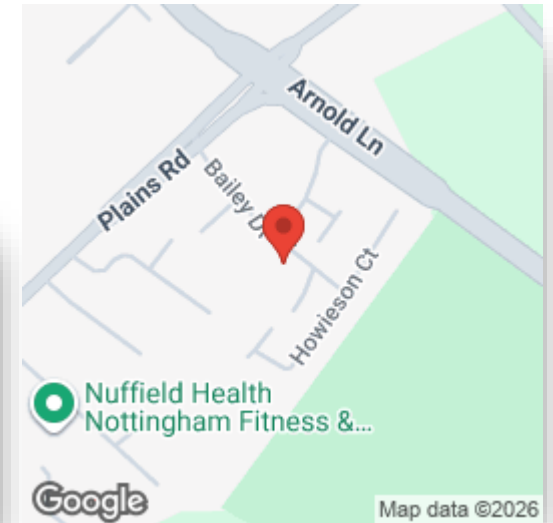
- Council Tax Band: F
- ***GUIDE PRICE £550,000 - £575,000***
- FIVE BEDROOM DETACHED HOUSE
- OFF-STREET PARKING VIA DRIVEWAY
- THREE STOREY

Tenure: Freehold EPC Rating: B

Council Tax Band: F

guide price

£550,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS118604



Property Ref:
NVS118604 - 0008

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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