



Trough Lane, Watnall NOTTINGHAM NG16 1HR

welcome to

Trough Lane, Watnall NOTTINGHAM

- BRING SOLD BY TRANDTIONAL AUCTION
- EXTENSIVE BEAUTIFUL GARDENS
- FOUR BEDROOMS
- THREE RECEPTIONS & UTILITY ROOM
- DOUBLE GARAGE

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

guide price

£600,000

Entrance Hallway Living Room

14' 9" max x 11' 11" max (4.50m max x 3.63m max)

Lounge Dining Room

14' 9" max x 13' 5" max (4.50m max x 4.09m max)

Kitchen

Utility Room

14' 9" max x 5' 7" (4.50m max x 1.70m)

Downstairs Wc

Bedroom One

15' 10" max x 12' 6" max (4.83m max x 3.81m max)

En Suite Shower Room

Bedroom Two

15' 1" max x 11' 11" max (4.60m max x 3.63m max)

Bedroom Three

15' 1" max x 11' 2" max (4.60m max x 3.40m max)

Bedroom Four

16' 6" max x 19' 1" max (5.03m max x 5.82m max)

Potting Shed

9' 11" max x 9' 10" max (3.02m max x 3.00m max)

Garage

18' 1" max x 15' 9" max (5.51m max x 4.80m max)

Outbuilding

13' 10" max x 9' 10" max (4.22m max x 3.00m max)

Outside Wc

Agents Note

Please note that an AML fee is

chargeable once an offer has been accepted to cover the cost of carrying our identity and anti-money laundering checks,

Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue

.Health & Safety

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk



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Property Ref:

KBY109903 - 0005

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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