



Hornbeam Way, Kirkby-In-Ashfield Nottingham NG17 8RL

welcome to

Hornbeam Way, Kirkby-In-Ashfield Nottingham

- LEGAL FEES PAID UP TO £1300 PLUS VAT, T&C'S APPLY
- THREE BEDROOMS
- SEMI DETACHED FAMILY HOME
- DRIVEWAY & GARAGE
- DOWNSTAIRS WC

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

offers over

£200,000

Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Entrance Hallway

Stairs leading to the first floor, access to downstairs wc and Kitchen diner

Kitchen Diner

25' 10" max x 14' 11" max (7.87m max x 4.55m max)
wall and base units, extractor fan, spotlights, fitted oven and hob.
radiators front aspect window as well as french doors opening into rear garden .

Downstairs Wc

Toilet, hand basin, radiator

Living Room

14' 11" max x 12' 6" (4.55m max x 3.81m)

Dual aspect, radiator,

Bedroom Three

12' 6" max x 12' 6" max (3.81m max x 3.81m max)
Front aspect window, radiator

Bedroom Two

10' 6" max x 8' 10" max (3.20m max x 2.69m max)
Front aspect window, radiator

Bedroom One

12' 9" max x 8' 10" max (3.89m max x 2.69m max)
Rear aspect windows, radiator, built in cupboards

Ensuite Shower Room

Shower cubicle, toilet, hand basin, radiator

Family Bathroom

Bath, hand held shower head, toilet, hand basin,

Legal Fees Paid T&c's

The property is being sold through our clients Part Exchange Move Scheme Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.



view this property online williamhbrown.co.uk/Property/KBY110144



Property Ref:

KBY110144 - 0007

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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