



PETER
JAMES
HOMES

Hemlock Gate Coventry Lane, Bramcote Nottingham NG9 3GJ

Artist's impression



william
h brown

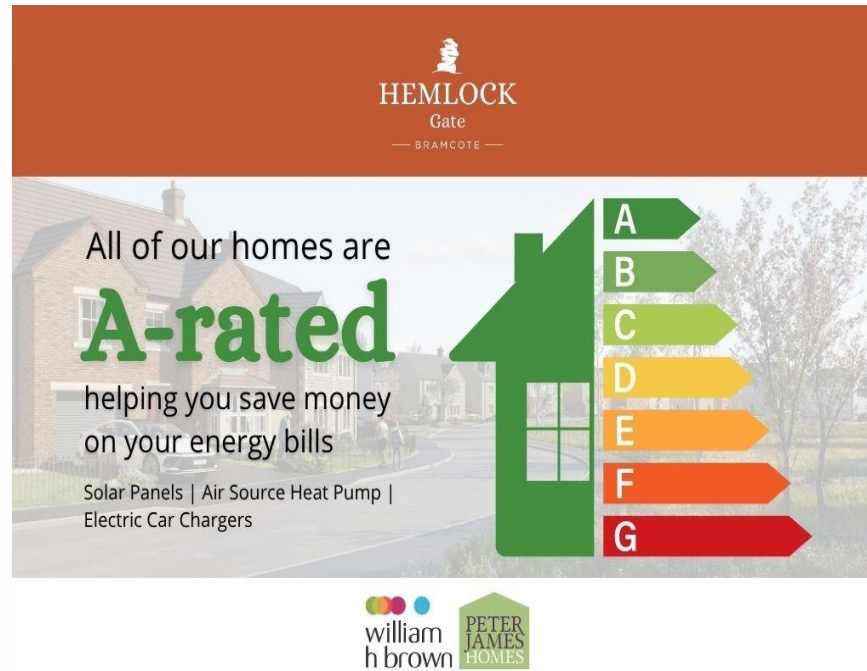
welcome to Hemlock Gate Coventry Lane, Bramcote Nottingham

- ASSISTED MOVE AVAILABLE! STAMP DUTY PAID £12,500*
- The Bramble- 3 double bed bungalow
- Driveway for 2 cars & single detached garage
- Stunning open plan living with bi-fold doors to the garden
- Fully finished rear garden

Tenure: Freehold EPC Rating: Exempt

£450,000

ASSISTED MOVE AVAILABLE! STAMP DUTY PAID £12,500* The Bramble an excellently designed 3 double bed bungalow! With only 2 plots available in this phase, don't miss out! This property has a stunning open plan Kitchen Living Diner with bi-folds to the garden, plus utility, en-suite & detached garage.



Welcome To Hemlock Gate
Entrance Hall
Open Plan Kitchen Living Diner
21' 3" x 19' 3" (6.48m x 5.87m)
Utility Room
7' 8" x 4' 2" (2.34m x 1.27m)
Principle Bedroom
12' 4" x 11' 8" (3.76m x 3.56m)
En-Suite
9' 2" x 3' 9" (2.79m x 1.14m)
Bedroom Two
12' 4" x 9' 2" (3.76m x 2.79m)
Bedroom Three
11' 4" x 10' 1" (3.45m x 3.07m)
Family Bathroom
11' 4" x 5' 9" (3.45m x 1.75m)
Outside
Disclaimer

view this property online williamhbrown.co.uk/Property/NVS119738



Property Ref:
NVS119738 - 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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