



## 3 Nicklaus Court, Nottingham, NG5 9ET Offers in excess of £130,000

Welcome to Nicklaus Court, Nottingham - a charming semi-detached house that could be your next dream home! This lovely property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's plenty of space for a small family, guests, or even a home office. The bathroom is well-appointed and offers convenience for your daily routines.

Situated in a desirable location, this property offers the best of both worlds - a peaceful neighbourhood while still being close to all the amenities you could need. And the best part? This property comes with no onward chain, making the buying process smoother and quicker for you.

Don't miss out on the opportunity to make this house your own. Whether you're looking to settle down or invest in a property with great potential, Nicklaus Court is the perfect place to start the next chapter of your life. Contact us today to arrange a viewing and see for yourself the endless possibilities this property has to offer.

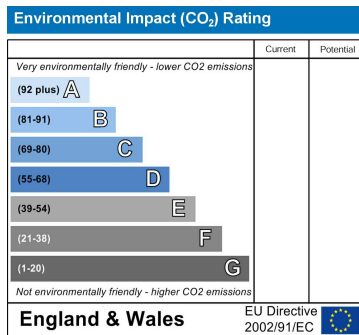
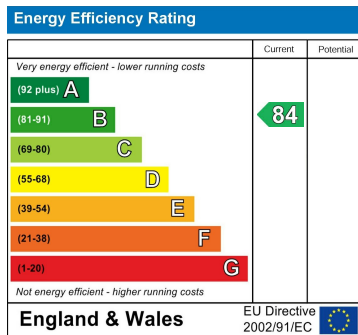


**Disclaimer**

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

**Section 21**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group



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