









welcome to

Tollerton Park Tollerton Lane, Tollerton Nottingham

- BEAUTIFUL 2 BEDROOM PARK HOME
- GATED OVER 45'S SITE
- COUNCIL TAX BAND A
- DESIRABLE LOCATION
- ALLOCATED PARKING

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£190,000

Situated in the serene, gated development of NG12 4GD, designed exclusively for the over 45s, this delightful 2-bedroom park home provides a superb living environment. Occupying a prime plot with stunning field views, the property features allocated parking to the side and a well-kept rear garden.



Lounge Area

10' 6" max x 18' 10" max (3.20m max x 5.74m max)

Dining Area

6' 11" max x 8' 6" max (2.11m max x 2.59m max)

Kitchen

7' 10" x 9' 1" (2.39m x 2.77m)

Utility Room

4' 9" x 7' 5" (1.45m x 2.26m)

Master Bedroom

9' 2" x 9' 3" (2.79m x 2.82m)

En Suite

Bedroom 2

11' 5" max x 9' 1" (3.48m max x 2.77m)

Bathroom

Outside

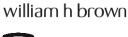
view this property online williamhbrown.co.uk/Property/WBF103141



Property Ref: WBF103141 - 0002

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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