









welcome to

Tollerton Lane, Tollerton Nottingham

William h Brown bring to market an excellent opportunity to purchase a large cottage that was previously two properties, Set on a large plot, within a 1921 courtyard and having bags of character and charm, the property is in need of refurbishment and offers ample potential!













Study

12' 2" x 9' 2" (3.71m x 2.79m) Door and window to front aspect, door to lounge and sitting room, stairs to first floor

Lounge

12' 2" x 12' 2" (3.71m x 3.71m) Window and door to front aspect, door to reading room

Reading Room

9' 2" x 11['] 9" (2.79m x 3.58m) Window and door to rear aspect

Sitting Room

14' 1" x 11' 9" (4.29m x 3.58m) Window to rear aspect, door to kitchen

Kitchen

11' 1" x 12' 5" (3.38m x 3.78m) Door to rear aspect, windows to side aspect, door to Dining room, stairs to first floor

Dining Room

15' 8" x 12' 2" ($4.78m \times 3.71m$) Door to front aspect, window to front aspect

Bedroom 1

13' 9" x 11' 9" (4.19m x 3.58m) Feature fireplace, windows to front aspect

Bedroom 2

12' 1" x 11' 9" (3.68m x 3.58m) Window to rear aspect

Bedroom 3

12' 1" x 11' 9" (3.68m x 3.58m) Window to rear aspect

Bedroom 4

12' 2" \times 8' 2" \max (3.71m \times 2.49m \max) Window to front aspect

Bedroom 5

8' 6" x 8' 2" max (2.59m x 2.49m max)

Window to front aspect

Bathroom

Window to rear and side aspect





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- FIVE BEDROOM COTTAGE
- **FOUR RECEPTION ROOMS**
- FRONT AND REAR GARDEN
- OFF ROAD PARKING
- **FULL RENOVATION PROJECT**

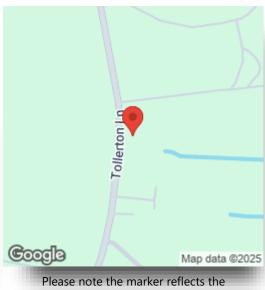
Tenure: Freehold EPC Rating: D

£235,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBF103493



Property Ref: WBF103493 - 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 quidance 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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