



**Lamcote Grove, Nottingham NG2 2GY**



**welcome to**

## **Lamcote Grove, Nottingham**

William h brown are delighted to present this mid terraced house located in a highly sought-after area, perfect for first-time buyers or investors. Situated close to a range of shops, eateries, and numerous other amenities, this property boasts excellent transport links for easy commuting.



### **Living Room**

11' 1" x 11' ( 3.38m x 3.35m )

Television point, radiator, window to front aspect

### **Kitchen**

11' 11" plus recess x 11' 1" ( 3.63m plus recess x 3.38m )

Fitted with wall and base units with surfaces over, electric oven, gas hob, single bowl stainless steel sink, plumbing for washing machine and dishwasher, stairs to first floor, radiator

### **Rear Lobby**

door to courtyard, door to bathroom

### **Bathroom**

WC, vanity unit, shower cubicle, window to side aspect, extractor fan

### **Bedroom One**

12' x 11' 3" ( 3.66m x 3.43m )

Window to front aspect, radiator, storage cupboard

### **Bedroom Two**

11' 1" x 11' 1" ( 3.38m x 3.38m )

Window to Rear aspect, radiator

### **Bedroom Three**

11' 8" plus bay window x 8' 6" ( 3.56m plus bay window x 2.59m )

Radiator, window to front aspect



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## Lamcote Grove, Nottingham

- THREE BEDROOM TERRACED HOUSE
- THREE DOUBLE BEDROOMS
- SPACIOUS KITCHEN
- DOWNSTAIRS BATHROOM
- LOW MAINTENANCE COURTYARD

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBF103708 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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