



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. CALL US!



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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welcome to

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 - 0004

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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