



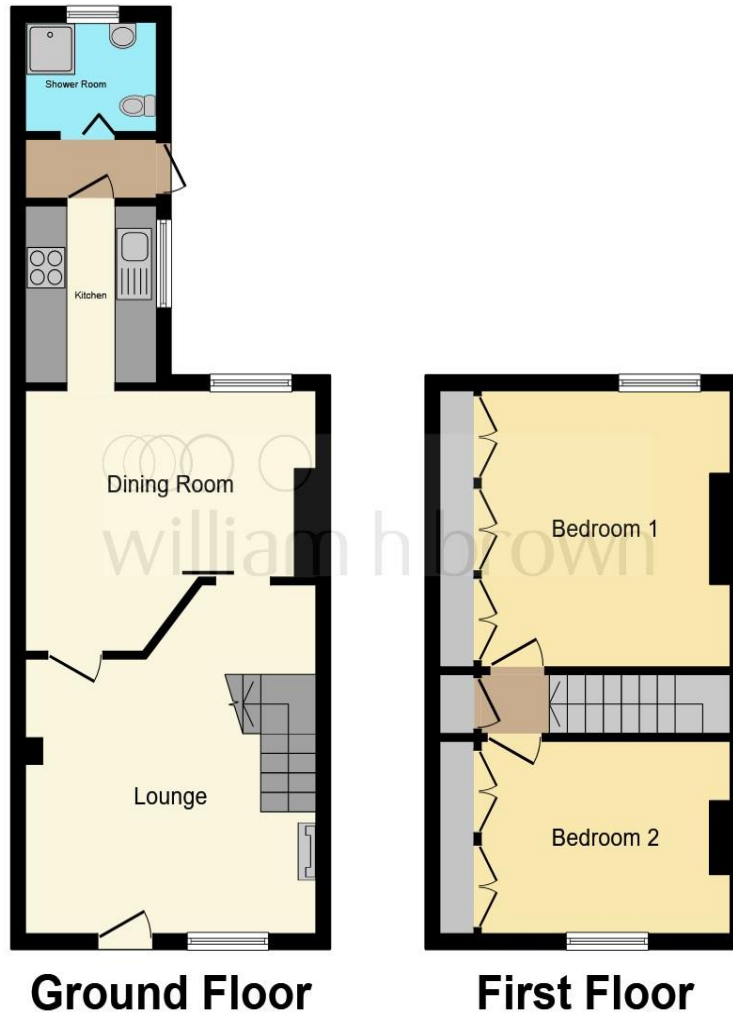
Park Lane, Nottingham NG6 0EU

welcome to

Park Lane, Nottingham

This traditional middle terrace house has TWO DOUBLE BEDROOMS + ATTIC ROOM and is offered for sale with no upward chain and would be ideal for the first-time buyer or the buy to let investor. The property also has potential off-road parking to the rear which was used by the previous owner to park a





Lounge

15' 6" x 12' extending to 13' 1" (4.72m x 3.66m extending to 3.99m)

Dining Room

13' 8" x 11' 6" extending to 12' 6" (4.17m x 3.51m extending to 3.81m)

Kitchen

7' 3" x 6' 3" (2.21m x 1.91m)

Rear Lobby

Shower Room

First Floor

Bedroom One

12' 1" x 12' 1" extending to 13' 1" (3.68m x 3.68m extending to 3.99m)

Bedroom Two

8' 5" x 11' 7" extending to 12' 7" (2.57m x 3.53m extending to 3.84m)

Second Floor

12' 8" x 13' extending to 14' (3.86m x 3.96m extending to 4.27m)

Outside

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Park Lane, Nottingham

- Traditional Middle Terrace House
- Two Double Bedrooms + Attic Room
- Two Reception Rooms
- Gas Central heating
- Potential Off-Road Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in the region of

£135,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BUL110203



Property Ref:
BUL110203 - 0008

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.

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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