



Langtry Grove, Nottingham NG7 7AX

welcome to

Langtry Grove, Nottingham

DETACHED FOUR BEDROOM property on Langtry Grove. Benefiting from THREE RECEPTION ROOMS and TWO BATHROOMS. GENEROUS FRONT GARDEN and REAR YARD SPACE along with BAY FRONT WINDOW. Nottingham rail station LESS THAN THREE MILES AWAY.





Ground Floor



First Floor

Living Room

14' MAX x 12' 4" MAX (4.27m MAX x 3.76m MAX)

Dining Room

11' 8" MAX x 10' 7" MAX (3.56m MAX x 3.23m MAX)

Second Living Room

12' 3" MAX x 12' 2" MAX (3.73m MAX x 3.71m MAX)

Kitchen

16' 9" MAX x 8' 9" MAX (5.11m MAX x 2.67m MAX)

Bedroom One

11' 6" MAX x 13' 5" MAX (3.51m MAX x 4.09m MAX)

Bedroom Two

14' MAX x 12' 4" MAX (4.27m MAX x 3.76m MAX)

Bedroom Three

16' 9" MAX x 8' 6" MAX (5.11m MAX x 2.59m MAX)

Bedroom Four

12' 5" MAX x 7' 6" MAX (3.78m MAX x 2.29m MAX)

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

Langtry Grove, Nottingham

- Council Tax Band: C
- ***GUIDE PRICE £300,000 - £325,000***
- FOUR BEDROOM DETACHED
- THREE RECEPTION ROOMS
- TWO BATHROOMS AND DOWNSTAIRS W/C

Tenure: Freehold EPC Rating: D

guide price

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS117008



Property Ref:
NVS117008 - 0006

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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