



Ranelagh Grove, Nottingham NG8 1HS

welcome to

Ranelagh Grove, Nottingham

*****SPACIOUS & WELL-PRESENTED***** EIGHT BEDROOM DETACHED FAMILY HOME on Ranelagh Grove. Boasting THREE RECEPTION ROOMS & TWO BATHROOMS. AMPLE OFF-STREET PARKING via GENEROUS DRIVEWAY & DOUBLE GARAGE. ENCLOSED WELL-MAINTAINED REAR GARDEN. Ideal property for the growing family!





Ground Floor



First Floor



Second Floor

Living Room One
10' 10" MAX x 17' 9" MAX (3.30m MAX x 5.41m MAX)

Dining Room
21' MAX x 10' 11" MAX (6.40m MAX x 3.33m MAX)

Living Room Two
19' 9" MAX x 15' 5" MAX (6.02m MAX x 4.70m MAX)

Kitchen One
21' MAX x 7' 8" MAX (6.40m MAX x 2.34m MAX)

Kitchen Two
15' 3" MAX x 13' 8" MAX (4.65m MAX x 4.17m MAX)

Bedroom Three
12' 3" MAX x 19' 9" MAX (3.73m MAX x 6.02m MAX)

Bedroom Four
13' 10" MAX x 12' 3" MAX (4.22m MAX x 3.73m MAX)

Bedroom Five
11' 5" MAX x 10' 3" MAX (3.48m MAX x 3.12m MAX)

Bedroom Six
10' 10" MAX x 13' 1" MAX (3.30m MAX x 3.99m MAX)

Bedroom Seven
10' 9" MAX x 10' 7" MAX (3.28m MAX x 3.23m MAX)

Bedroom Eight
7' 5" MAX x 7' 6" MAX (2.26m MAX x 2.29m MAX)

Bedroom One
10' 6" MAX x 23' 2" MAX (3.20m MAX x 7.06m MAX)

Bedroom Two
23' 9" MAX x 9' 4" MAX (7.24m MAX x 2.84m 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

Ranelagh Grove, Nottingham

- Council Tax Band: D
- EIGHT BEDROOM DETACHED PROPERTY
- AMPLE OFF-STREET PARKING VIA GENEROUS DRIVEWAY & DOUBLE GARAGE
- THREE RECEPTION ROOMS & TWO KITCHENS
- TWO MODERN BATHROOMS & TWO W/Cs

Tenure: Freehold EPC Rating: D

£950,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS117976



Property Ref:
NVS117976 - 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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