



**Pearce Drive, NOTTINGHAM NG8 3FN**

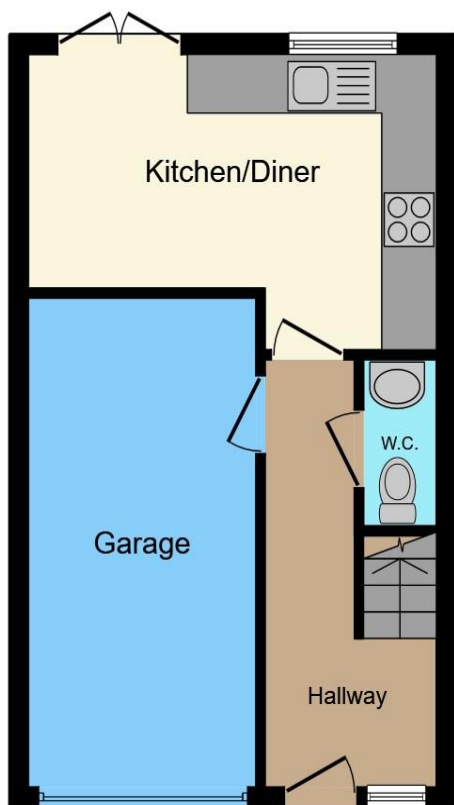


**welcome to**

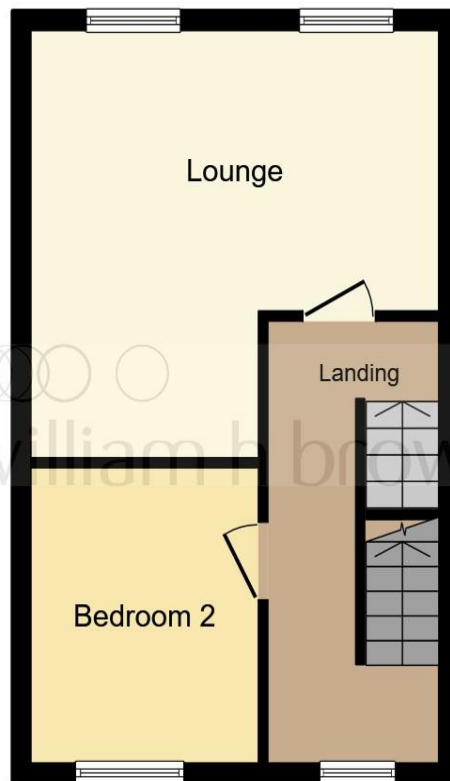
**Pearce Drive, NOTTINGHAM**

THREE BEDROOM MID-TERRACED TOWN HOUSE located on Pearce Drive. OFF-STREET PARKING VIA DRIVEWAY & GARAGE and ENCLOSED REAR GARDEN. THREE STOREY. IDEAL FAMILY HOME. Bulwell rail station LESS THAN THREE MILES AWAY.

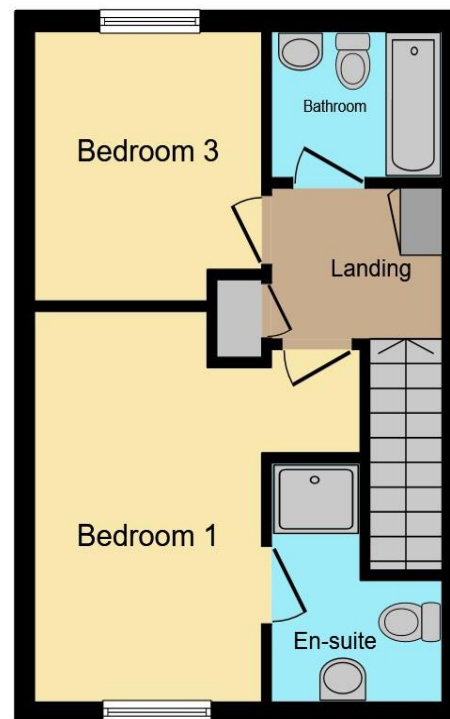




**Ground Floor**



**First Floor**



**Second Floor**

### **Kitchen Diner**

9' 10" MAX x 14' 9" MAX ( 3.00m MAX x 4.50m MAX )

### **Living Room**

14' 11" MAX x 15' MAX ( 4.55m MAX x 4.57m MAX )

### **Bedroom One**

8' 9" MAX x 9' 5" MAX ( 2.67m MAX x 2.87m MAX )

### **Bedroom Two**

8' 1" MAX x 11' 4" MAX ( 2.46m MAX x 3.45m MAX )

### **Bedroom Three**

11' 5" MAX x 12' 9" MAX ( 3.48m MAX x 3.89m 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](http://www.focalagent.com)

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## Pearce Drive, NOTTINGHAM

- Council Tax Band: C
- \*\*\*GUIDE PRICE £280,000 - £290,000\*\*\*
- THREE BEDROOMS
- MID-TERRACED TOWN HOUSE
- OFF-STREET PARKING VIA DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: E

guide price

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS118365](https://www.williamhbrown.co.uk/Property/NVS118365)



Property Ref:  
NVS118365 - 0004

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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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