



**Kelso Gardens, Nottingham NG2 1QA**



**welcome to**

**Kelso Gardens, Nottingham**

**\*\*IDEAL FOR A RANGE OF BUYERS\*\*** FOUR BEDROOM END-TERRACED property located on Kelso Gardens with TWO RECEPTION ROOMS and DOWNSTAIRS WC/UTILITY. CLOSE PROXIMITY TO QUEEN'S WALK RECREATION GROUND and Nottingham rail station LESS THAN A MILE AWAY.





**Ground Floor**



**First Floor**

### **Living Room**

15' 10" MAX x 11' 11" MAX ( 4.83m MAX x 3.63m MAX )

### **Dining Room**

14' 8" MAX x 8' 8" MAX ( 4.47m MAX x 2.64m MAX )

### **Kitchen**

13' 2" MAX x 7' 9" MAX ( 4.01m MAX x 2.36m MAX )

### **Bedroom One**

11' 2" MAX x 13' 3" MAX ( 3.40m MAX x 4.04m MAX )

### **Bedroom Two**

14' 8" MAX x 8' 3" MAX ( 4.47m MAX x 2.51m MAX )

### **Bedroom Three**

12' MAX x 9' 9" MAX ( 3.66m MAX x 2.97m MAX )

### **Bedroom Four**

9' MAX x 6' 6" MAX ( 2.74m MAX x 1.98m 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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## **Kelso Gardens, Nottingham**

- Council Tax Band: A
- FOUR BEDROOMS
- END-TERRACED PROPERTY
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC & UTILITY SPACE AND FOUR PIECE FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

**£220,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS118940](http://williamhbrown.co.uk/Property/NVS118940)



Property Ref:  
NVS118940 - 0002

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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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