



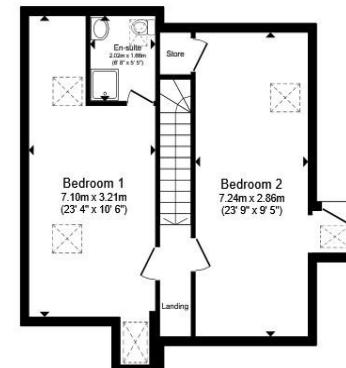
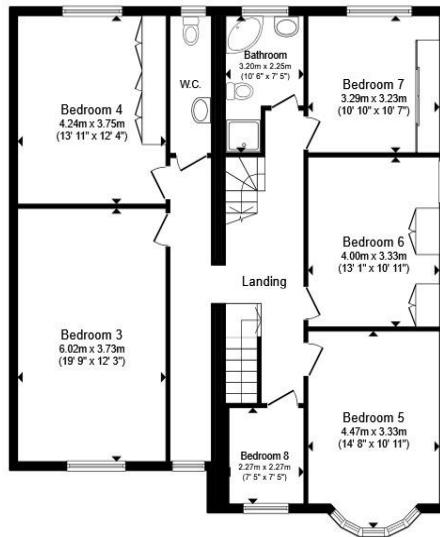
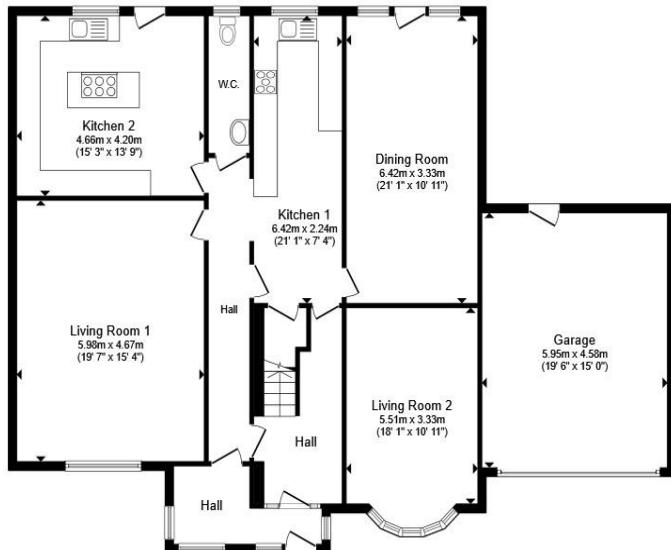
**Ranelagh Grove, Nottingham NG8 1HS**

**welcome to**

## **Ranelagh Grove, Nottingham**

**\*\*DETACHED FAMILY HOME\*\*** EIGHT BEDROOM HOME located on Ranelagh Grove with AMPLE OFF-STREET PARKING VIA DRIVEWAY & GARAGE and ENCLOSED LANDSCAPED REAR GARDEN. Boasting THREE RECEPTION ROOMS, TWO KITCHENS, TWO BATHROOMS & TWO WCs. CLOSE PROXIMITY TO WOLLATON HALL & DEER PARK.





## Ground Floor

### Living Room One

19' 7" MAX x 15' 4" MAX ( 5.97m MAX x 4.67m MAX )

### Living Room Two

18' 1" MAX x 10' 11" MAX ( 5.51m MAX x 3.33m MAX )

### Kitchen One

21' 1" MAX x 7' 4" MAX ( 6.43m MAX x 2.24m MAX )

### Kitchen Two

15' 3" MAX x 13' 9" MAX ( 4.65m MAX x 4.19m MAX )

### Dining Room

21' 1" MAX x 10' 1" MAX ( 6.43m MAX x 3.07m MAX )

## First Floor

### Bedroom Three

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

### Bedroom Four

13' 11" MAX x 12' 4" MAX ( 4.24m MAX x 3.76m MAX )

### Bedroom Five

14' 8" MAX x 10' 11" MAX ( 4.47m MAX x 3.33m MAX )

### Bedroom Six

13' 1" MAX x 10' 11" MAX ( 3.99m MAX x 3.33m MAX )

### Bedroom Seven

10' 10" MAX x 10' 7" MAX ( 3.30m MAX x 3.23m MAX )

### Bedroom Eight

7' 5" MAX x 7' 5" MAX ( 2.26m MAX x 2.26m MAX )

## Second Floor

### Bedroom One

23' 4" MAX x 10' 6" MAX ( 7.11m MAX x 3.20m MAX )

### Bedroom Two

23' 9" MAX x 9' 5" MAX ( 7.24m MAX x 2.87m MAX )

### Garage

19' 6" MAX x 15' MAX ( 5.94m MAX x 4.57m MAX )

Total floor area 334.4 m<sup>2</sup> (3,600 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

welcome to

## Ranelagh Grove, Nottingham

- Council Tax Band: D
- DETACHED EIGHT BEDROOM FAMILY HOME
- ACCOMMODATION OVER THREE FLOORS
- AMPLE OFF-STREET PARKING VIA DRIVEWAY & DOUBLE GARAGE
- THREE RECEPTION ROOMS & TWO KITCHENS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£800,000**



**view this property online** [williamhbrown.co.uk/Property/NVS119922](http://williamhbrown.co.uk/Property/NVS119922)

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.



Property Ref:  
NVS119922 - 0002

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