



TATTERSHALLS

NOTTINGHAM



- Three story mid-town house
- 3 Bedrooms
- Spacious Fitted kitchen
- L shaped lounge/dining room

Park Ravine, The Park, Nottingham, NG7 1DJ

£395,000

Tattershalls are proud to present this three-bedroom three story mid-town house in the sought after location in The Park with views over Nottingham castle and easy access into Nottingham city centre.

Property Description

*** Guide Price: £395,000 to £405,000 ***

Tattersall's proudly presents this spacious three-storey townhouse nestled in The Park Estate, offering charming views of Nottingham Castle.

The ground floor welcomes you with a generously sized entrance hallway, complete with a large cloakroom, shower room, and WC, along with a sunroom/fourth bedroom overlooking the serene rear garden. Moving up to the first floor, you'll find a luminous L-shaped lounge/dining room boasting windows on both sides, complemented by a well-appointed fitted kitchen featuring a range of wall and base units. Ascending to the second floor reveals three ample bedrooms, two offering captivating views of Nottingham Castle, all adorned with newly fitted carpets. The family-sized bathroom boasts a modern white suite with a conveniently located shower over the bath, accompanied by a handy storage cupboard.

Outside, the rear walled garden boasts a variety of mature shrubs and ample seating space. Additionally, the property includes an attached garage equipped with light and power, housing the washing machine and boiler.

Nestled in the highly sought-after area of The Park Estate, this property offers easy access to Nottingham City Centre, with excellent rail links to London St Pancras. Formerly the deer grounds of Nottingham Castle, The Park Estate





has transformed into one of Nottingham's most prestigious residential locales, boasting a range of clubs including tennis and squash. With its friendly atmosphere and vibrant community of professionals, The Park offers a unique village-like feel within the bustling city centre - truly offering the best of both worlds!

The vendor has confirmed the house is Freehold.
Council Tax Band E

DISCLAIMER These sales particulars have been prepared by Tattershalls on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

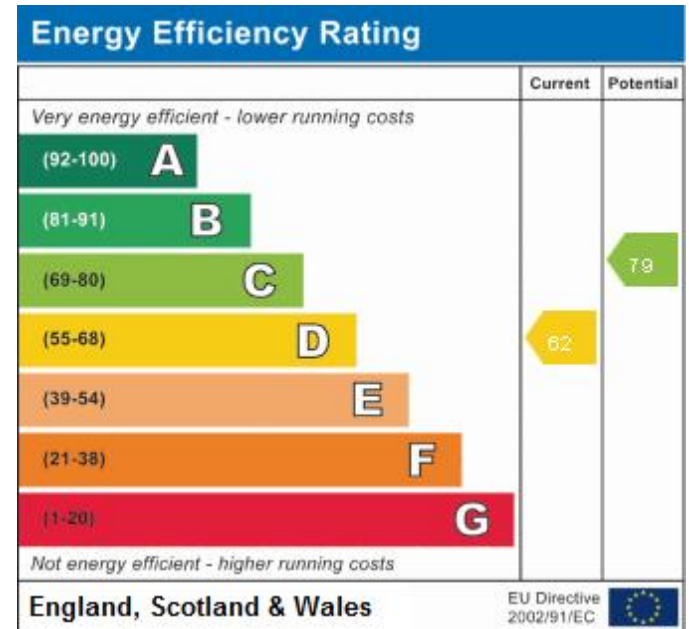
Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Tattershalls require any successful purchasers proceeding with a property to provide two forms of identification

i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Tattershalls removing a property from the market and instructing solicitors for your purchase.



Main area: Approx. 117.9 sq. metres (1269.0 sq. feet)
Plus garages, approx. 15.7 sq. metres (168.5 sq. feet)
Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



63 Derby Road, Nottingham,
Nottinghamshire, NG1 5BA

www.tattershalls.co.uk
info@tattershalls.co.uk
0115 838 3333

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements