



## 17 Park Avenue, Nottingham, NG3 4JS

### Price Guide £400,000

- \*\*\* GUIDE PRICE £400,000 - £450,000 \*\*\*
- Four Storey Semi Detached House
- Gas Central Heating
- Garage and Driveway
- No Upward Chain
- Potential for Conversion to Flats (with correct consent)
- Six Bedrooms, Multiple Kitchens, Five Shower Room/Bathrooms
- Fire Alarm System with Emergency Lighting
- Potential Income of £40,000 if Converted into Four Flats

# 17 Park Avenue, Nottingham NG3 4JS

\*\*\* GUIDE PRICE £400,000 - £450,000 \*\*\* Substantial Four Storey Semi Detached House. Currently a Residential Residence but potential for conversion into flats (subject to correct approvals). Accommodation currently comprises, 6 Bedrooms, 5 Bathroom/Shower Rooms, 5 Reception Rooms and various Kitchens. Garage and Driveway. Potential Income of £40,000 per annum if converted. No Upward Chain.



Council Tax Band: A



Entrance Hall  
19'6 x 5'11

Flat One Lounge (post conversion)  
12'8 x 17'7

Double glazed bay window to the side elevation.  
Radiator. Doors to two further rooms.

Flat One Bedroom/Bathroom (post conversion)  
13'9 x 17'5  
Double glazed window to the front elevation.  
Radiator.

Flat One Kitchen (Post Conversion)  
11'9 x 10'1  
Window to the side elevation. Radiator.

Flat Two Lounge (Post Conversion)  
11'9 x 10'1  
Window to the rear. Door to inner hallway. Inner hallway then gives access to main hallway.

Flat Two Kitchen  
10'11 x 9'11

Flat Two Bedroom (Post Conversion)  
14'8 x 15'10  
Laminate wood effect flooring. Roof window.  
Radiator.

Flat Two Hallway  
10'1 x 4'3  
Door to courtyard. Door to the Shower Room.

Flat Two Shower Room  
8'0 x 4'0  
Low level flush toilet. Sink unit. Radiator. Built in shower.

Garage  
14'8 x 15'10  
Electric up and over door.

First Floor Landing - Access to Two Flats  
Doors to various room and access to the second floor.

Flat Three (post conversion) - Lounge  
17'6 x 14'0  
Laminate wood effect flooring. Window to the side elevation. Radiator. Doors to inner hallway that leads to Bedroom and Kitchen.

Kitchen  
8'5 x 5'4  
Window to the rear.

Bedroom  
11'4 x 11'9  
Window to the side elevation. Access to the ensuite.  
Laminate wood effect flooring.

Ensuite  
Shower cubicle. Sink and low level flush toilet.  
Window to the rear.

Inner Hallway  
Doors to Lounge, Bedroom and Ensuite.

Second Kitchen/Lounge/Diner  
12'1 x 17'7  
Double glazed bay window to the front. Kitchen area.  
Radiator.

Bedroom Two  
8'10 x 8'4  
Window to the front.

Shower Room  
Shower and toilet.

Second Floor Landing - Access to remaining Flat -

Flat Four - Lounge  
14'1 x 12'6  
Window to the side elevation. Door to the Bedroom.  
Access to the Kitchen.

Kitchen  
8'5 x 3'3  
Roof window.

Bedroom  
8'5 x 8'5  
Roof window. Access to the ensuite.

Ensuite  
6'9 x 2'4  
Toilet and shower.

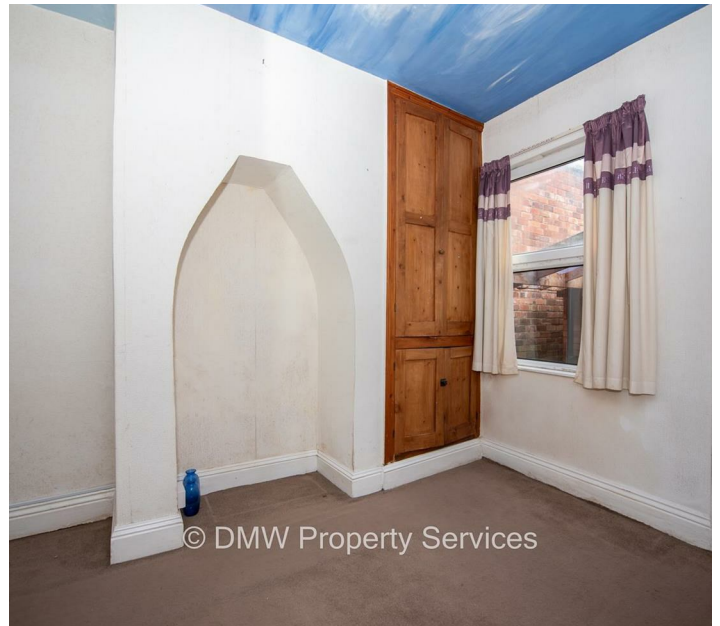
Hallway  
5'9 x 6'4  
Door to Bedroom and stairs to the top floor.

Bedroom/Lounge  
14'2 x 12'3  
Window to the side elevation.

Kitchen  
10'3 x 5'8  
Window to the front elevation.

Third Floor Bedroom  
11'5 x 11'5  
Roof window.

Shower Room  
2'1 x 7'3  
Toilet and shower.





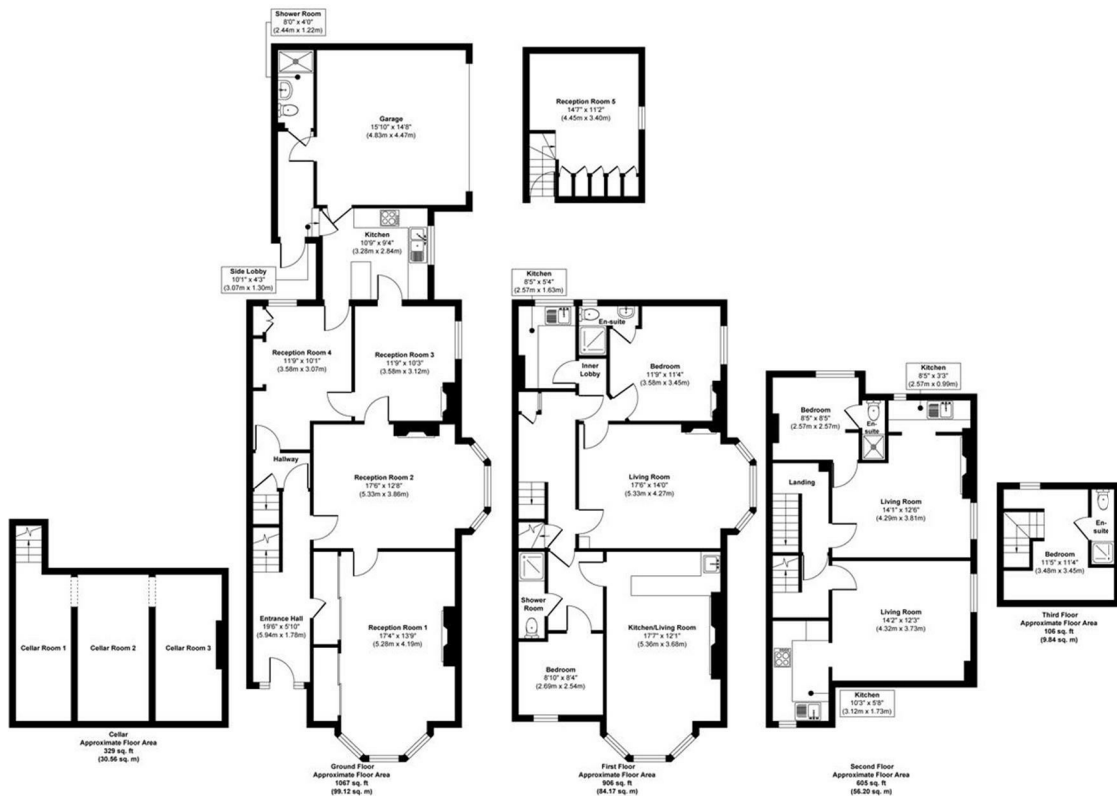


## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 3013 sq. ft / 279.89 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.