

Lenton Avenue

The Park
Nottingham
NG7 1DY

Offers Over £379,950



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0115 841 1155



• Well Presented Town House

- Spanning Two Floors
- Three Bedrooms
- Bedroom Three or Study
- Two Modern Bath/Shower Rooms

• First Floor Lounge/Dining Room

• Modern Fitted kitchen with Appliances

• Delightful Roof Terrace

• Entrance Hall/WC

• Integral Garage

• Internal Area Approx.1450 Sqft Including Garage

• EPC Rating C



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Key Features

FHP Living are pleased to be offering for sale this delightful property with the accommodation creatively arranged over two floors.

Offering many features the property briefly comprises; entrance hall, Cloaks/WC, two ground floor bedrooms with modern en-suite shower room to the master, (Jack and Jill access) and an additional en-suite bathroom to the guest bedroom.

To the first floor there is an open plan lounge/dining room with feature window, further guest bedroom/study with access to a delightful balcony, and an attractive fitted kitchen leading off the landing, which has been fitted with a modern range of units and appliances.

In addition, there is an integral garage and viewing is highly recommended.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.





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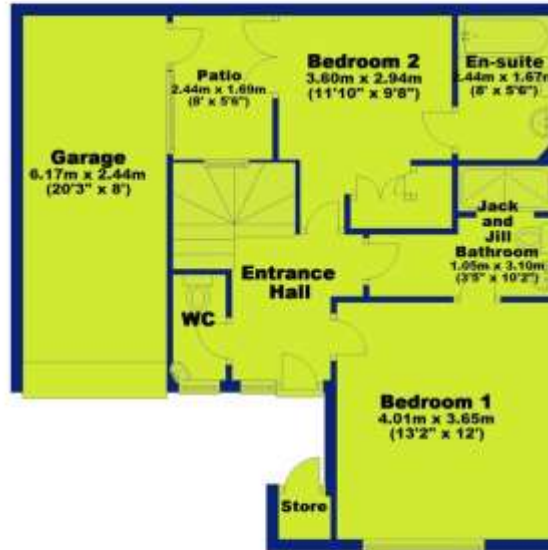


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Ground Floor
Approx. 66.0 sq. metres (710.8 sq. feet)



First Floor
Approx. 68.8 sq. metres (740.9 sq. feet)



Total area: approx. 134.9 sq. metres (1451.7 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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