

Huntingdon Drive

The Park
Nottingham
NG7 1BW

Asking Price Of £685,000



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Location



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Video



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0115 841 1155



- Popular Park Estate Location
- Three Bedrooms
- Easy Access to The City Centre
- Individual Detached Home
- Spanning Three Floors Inc Basement
- Master Bedroom with Dressing Area & En-Suite Facility/Family Bathroom
- Spacious Lounge with Large Bay Window
- Kitchen with Units & Appliances
- Study with WC off
- Storage Room/Basement
- Established Rear Garden
- Total Internal Area Approx. 2010 Sqft Plus basement
- EPC Rating D
- Viewing Recommended

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 fhp.living
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Key Features

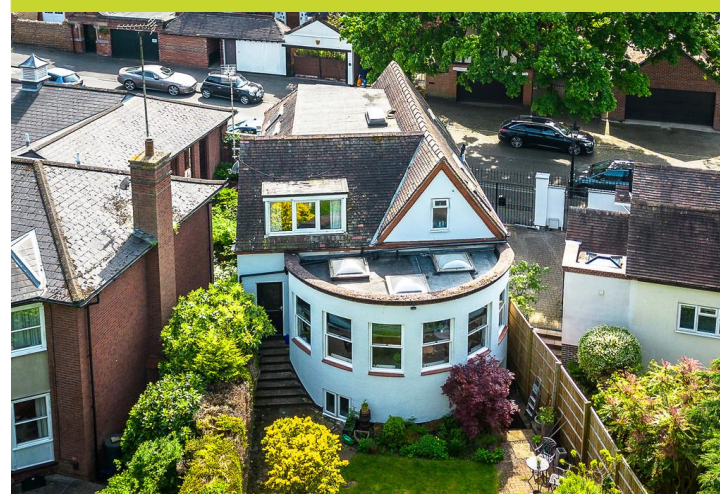
Situated on popular Huntingdon Drive, within easy access to the city centre, its associated amenities, and the iconic Nottingham Castle. FHP Living feel privileged to be offering for sale such a rare visitor to the open market in this highly regarded location.

Offering the sort of comfort and convenience that one would associate with a property of this calibre, displaying accommodation which has been creatively arranged over two floors, this delightful property briefly comprises; entrance hall with access to the small former garage, now storage unit and to the kitchen, which is fitted with a range of units and appliances. Access is also gained to a study with WC and to the spacious lounge affording a large bay window allowing natural light to flow, where one can enjoy views over the established rear garden. The room also features a fireplace, large exposed beam and door providing access to the rear garden.

To the first floor, which is accessed via a spiral staircase from the kitchen, there are three bedrooms, the master of which features a dressing area and modern en-suite shower room, whilst a delightful family bathroom with modern suite can be found off the properties landing. In addition, there is a spacious lower floor basement.

To the outside, there is an established rear garden which compliments this charming home 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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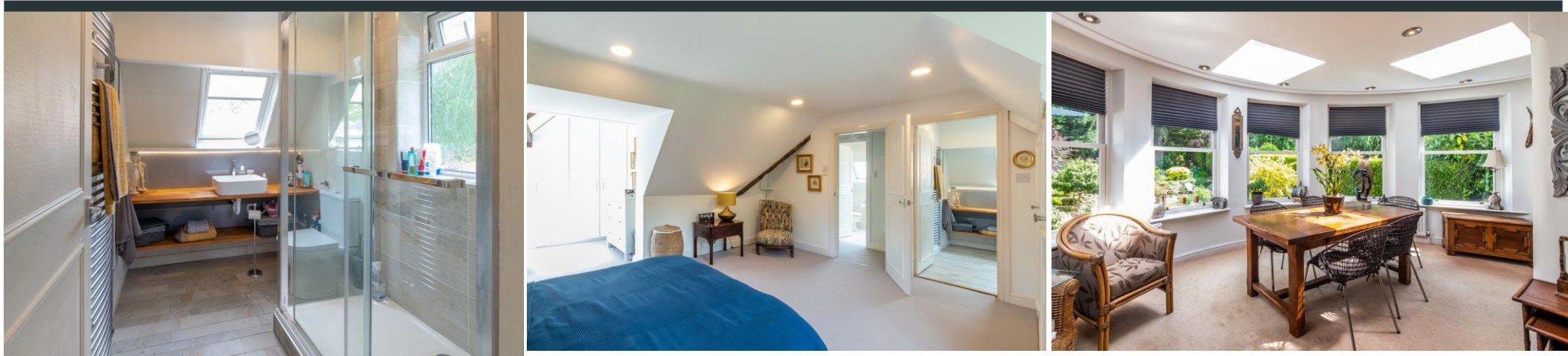


Total area: approx. 274.8 sq. metres (2958.4 sq. feet)

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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		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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