

Humberston Road

Wollaton  
Nottingham  
NG8 2SU

**Offers Over £525,000**



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0115 841 1155



- No Upward Chain
- Detached Residence
- Popular Location/Corner Plot Position
- Well Presented
- Four Bedrooms
- Two Stylish Bath/Shower Rooms
- Spanning Two Floors
- Lounge
- Classic Modern Dining Kitchen with Appliances/Utility Area
- Sun Room
- Entrance Hall
- Large Garage & Driveway
- Paved Areas and Mature Rear Garden
- Internal Area Approx. 1692 sq ft





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## Humberston Road, [Wollaton, Nottingham, NG8 2SU](#)

### Key Features

An opportunity to acquire delightful well-presented four bedroom detached property located on a corner plot within easy reach of local shops.

This detached four-bedroom property, occupying a prime corner plot, epitomizes both style and practicality. Upon entry, you're welcomed by an inviting entrance hall leading to a staircase accessing the first floor. The ground floor boasts two bedrooms, a generously proportioned lounge, and a classic modern dining kitchen featuring essential appliances. Additionally, a sunroom provides a serene space to unwind, while a stylish shower room adds convenience.

Ascend to the first floor to discover two further bedrooms and a contemporary bathroom.

Outside, a large garage caters to storage needs, complemented by off-road parking, whilst the mature landscaped garden completes the picture, offering an outdoor sanctuary for relaxation and enjoyment. VIEWING 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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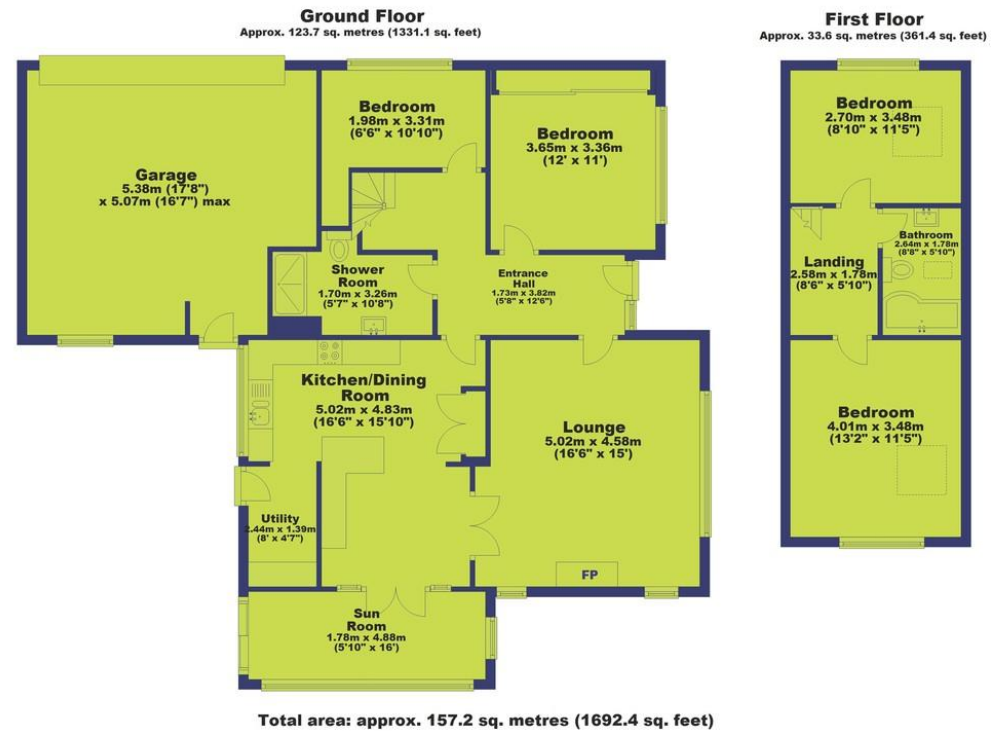


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## Interested in this home?

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	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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