

Lenton Avenue

The Park
Nottingham
NG7 1DY

Offers Over £325,000



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0115 841 1155



- Prestigious Park Estate
- Modern Interiors
- Semi-Detached
- Spanning Two Floors
- Two/Three Bedrooms
- Two Modern Bath/Shower Rooms
- Open Plan Lounge/Kitchen with Modern Units
- Study/Bedroom 3
- Outside Terrace
- EPC Rating C/Internal Area Approx. 913 sq ft
- Viewing Recommended



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Lenton Avenue, The Park, Nottingham, NG7 1DY

Key Features

Located on the edge of one of Nottingham's most prestigious locations, with easy access to the iconic Castle, an opportunity to acquire a delightful internally modern semi-detached property with the accommodation creatively arranged over two floors.

Offering many features, the interior space briefly comprises; lounge with window to the side allowing natural light to flow, open plan with a modern kitchen area incorporating appliances, cloaks/WC, and study.

Whilst to the first floor, a small sitting area/study with access to two bedrooms, both featuring modern en-suite facilities. In addition, the property features an enclosed terrace with access from the lounge and gate leading to the fore. Viewing 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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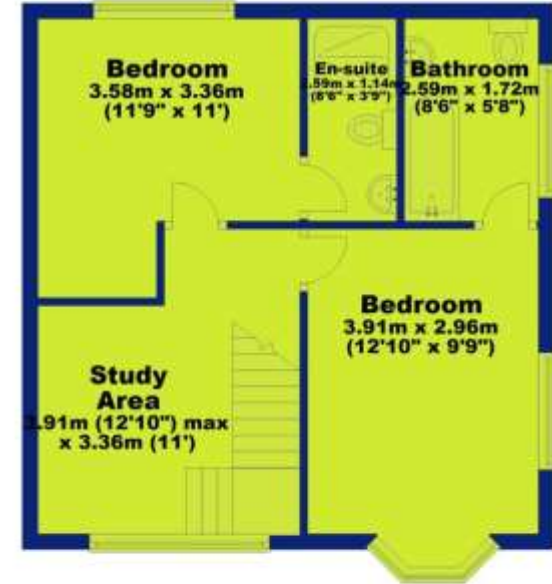
Ground Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



Total area: approx. 84.9 sq. metres (913.7 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		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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