

Friars Court,

The Park
Nottingham
NG7 1EW

Guide Price £299,950



Click for further information:-



Location



Gallery



Video



Contact



0115 841 1155



- Delightful Two Storey Town House
- Three Bedrooms
- Bathroom with Modern Suite
- Spacious Lounge
- Fitted Kitchen with Units & Appliances
- Storage Cupboard
- Integral Garage
- Off Road Parking Space
- Small Courtyard
- Many Features/EPC Rating C/Internal Area Approx.1153 sq ft



0115 841 1155



Location



Gallery



Video



Contact

Friars Court, Lenton Road, [The Park, Nottingham, NG7 1EW](#)

Key Features

Thoughtfully improved by the current owners and offering approximately 1,150 sq. ft. of well-presented living space, this charming two-storey mid-town house is ideally situated within 1,500 metres of Nottingham's historic castle, vibrant city centre, and a wide array of local amenities.

FHP Living is pleased to present this delightful home, which combines modern touches with comfortable living. The accommodation briefly comprises: an inviting entrance porch with a built-in cloak cupboard, a spacious lounge flooded with natural light from a large front-facing window, featuring elegant wooden flooring, and a staircase leading to the upper level. The contemporary kitchen is fitted with a range of sleek units, complemented by granite worktops and integrated appliances, and provides direct access to the rear courtyard.

Upstairs, the property offers three well-proportioned bedrooms, a generous storage cupboard, and a stylish family bathroom with a modern suite.

Externally, the home benefits from a private courtyard garden, an adjacent garage, and a driveway offering off-road parking for one vehicle.

Early viewing is highly recommended to fully appreciate all that this desirable property has to offer.





0115 841 1155



Location



Gallery



Video



Contact

Friars Court, Lenton Road, [The Park, Nottingham, NG7 1EW](#)



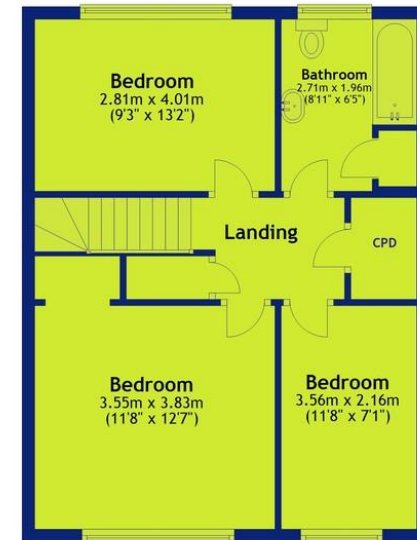
Ground Floor

Approx. 57.5 sq. metres (618.7 sq. feet)



First Floor

Approx. 49.7 sq. metres (534.9 sq. feet)



Total area: approx. 107.2 sq. metres (1153.6 sq. feet)



0115 841 1155



Location



Gallery

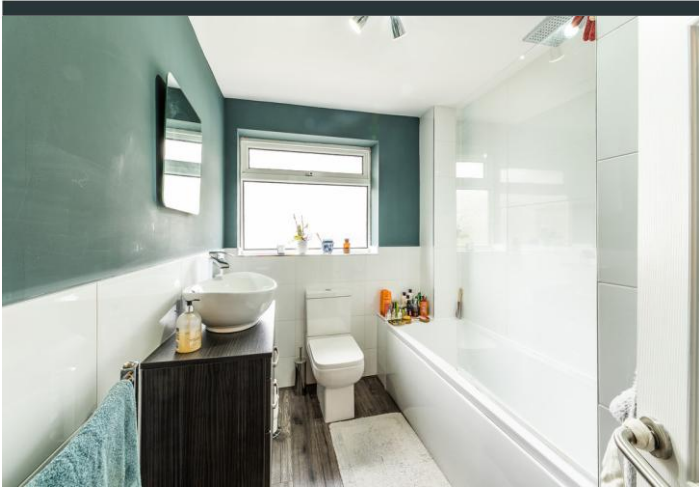


Video



Contact

Friars Court, Lenton Road, [The Park](#), Nottingham, NG7 1EW



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

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.