

# Pelham Cottages, Pelham Crescent

Nottingham  
NG7 1AQ

**Guide Price £309,950**



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0115 841 1155



- Prestigious Park Estate location
- Easy access to the Nottingham city centre amenities, bars, restaurants, shops, and train station
- Within easy reach of the iconic Nottingham Castle
- Positioned at the head of a no-through road
- Communal gated access
- Modern linked-detached, two-storey property
- Entrance Hall & Lounge
- Modern fitted kitchen with appliances
- Two first-floor bedrooms & Bathroom
- Garage & Parking for one car



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## Key Features –

Situated within the prestigious Park Estate, the property enjoys easy access to Nottingham's many bars, restaurants, shops, the train station, and the iconic Nottingham Castle, which stands elevated over one of the city's most highly regarded locations.

The property is positioned at the head of a no-through road, set behind a communal gated entrance that leads to the parking area and the property itself.

This modern, linked-detached, two-storey home forms part of a small cluster of similar properties and offers a range of appealing features. The accommodation briefly comprises an entrance hall with staircase rising to the first floor, a kitchen fitted with a range of modern units and integrated appliances, a lounge, two first-floor bedrooms, and a bathroom with suite.

Additional benefits include an attached garage and an allocated parking space for one vehicle.

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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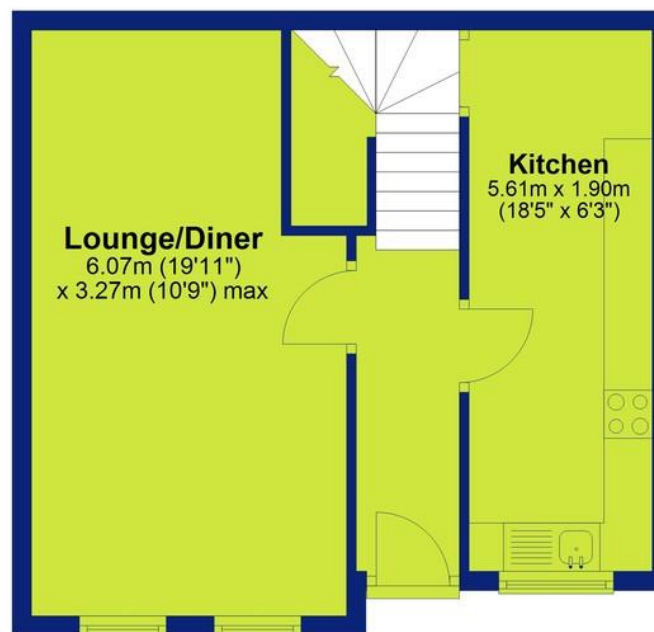
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### Ground Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



### First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



Total area: approx. 76.5 sq. metres (823.3 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		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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