



9 Park Valley

The Park | NG7 1BS | Asking Price £1,000,000

ROYSTON
& LUND

- Characterful Property
- Prestigious Location
- Four Reception Rooms
- 0.3 Of An Acre
- Freehold (The Park Estate Service Fees Apply)
- Requires Improvements Throughout
- Six Bedrooms
- Vast Room On The Lower Ground Floor
- Split Level Garden
- EPC Rating F - Council Tax Band H





Royston & Lund are delighted to offer this property which is nestled within the prestigious Park Estate in Nottingham. This characterful period detached property presents a rare opportunity brimming with potential. While in need of substantial improvements, the property exudes charm and promises endless possibilities for renovation throughout.

The lower ground floor unveils a spacious room that holds the promise of becoming an expansive open-plan kitchen/diner, pending the necessary building works. To the lower ground floor there is also a storage room, shower room, kitchenette and large storage space.

On the ground floor, four generously-sized reception rooms showcase original features like coving and skirting, adding to the property's allure and character.

Spread across three floors, the property accommodates six bedrooms, with two boasting en-suite shower rooms for added convenience. The main bathroom boasts a four-piece white suite, featuring a freestanding bath, shower, wash basin, and WC.

Secured behind wrought iron gates, the property offers privacy and security. The split-level garden spans 0.3 of an acre, providing ample space for outdoor activities and leisure. Complete with a patio terrace and vast lawn area, the garden offers a rare sanctuary within the city center, making this property a truly remarkable opportunity for those seeking to create their dream home in an enviable location.





Total area: approx. 408.3 sq. metres (4395.0 sq. feet)
Unless every attempt has been made to ensure the accuracy of the floor plan contained here, the dimensions of space, contents, fittings and any other items are approximate and not necessarily a matter of any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The provider accepts no liability.



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 79 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 34 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

