

9 Park Valley

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

ROYSTON & LUND

- Characterful Property
- Prestigious Location
- Four Reception Rooms
 Vast Room On The
- 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.

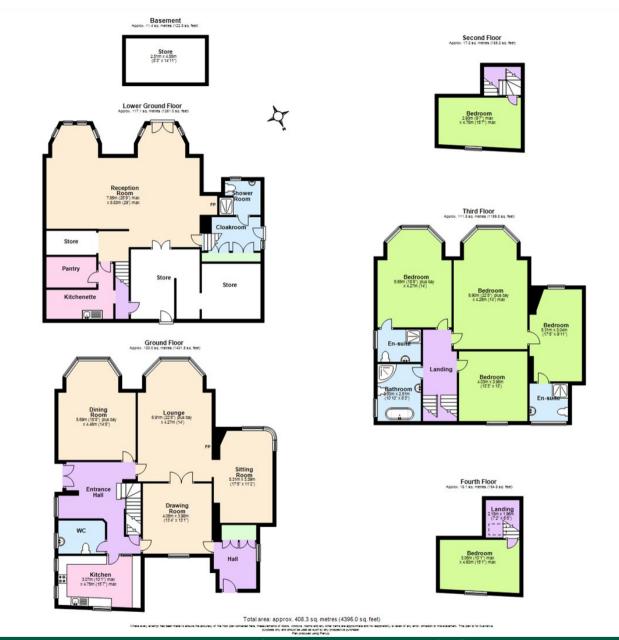
This characterful period detached property presents a rare opportunity brimming with potential. While in need of substantial improvements, the property exudes charm and promises endless possibilities for renovation throughout.

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.



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EPC

