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32 Blandford Road, Nottingham, NG9 4GX
Offers in excess of £250,000

** OFFERED WITH NO ONWARD CHAIN **

As great chance to invest and buy this spacious semi detached home which is located in a convenient residential area of similar homes. The property has recently been improved and in our opinion is competitively priced.

The property offers spacious and well-proportioned accommodation throughout, comprising a welcoming entrance hall, a bright and comfortable living room, a fitted kitchen with ample storage, and three good-sized bedrooms served by a family bathroom. Outside, the property benefits from front and rear gardens, providing excellent outdoor space for relaxing or entertaining.

Ideally situated in the popular area of Beeston, the property enjoys easy access to a wide range of local amenities including supermarkets, shops, cafés, schools, and healthcare facilities. Beeston town centre, Chilwell Retail Park, and excellent transport links, including the A52, M1 motorway, Beeston railway station, and Nottingham's tram network, are all within easy reach, making this an ideal location for commuters. The property is also close to local parks and green spaces, including Attenborough Nature Reserve, offering excellent opportunities for leisure and recreation. Chilwell Retail Park, Attenborough Nature Centre

Viewing is highly recommended to fully appreciate the accommodation, convenient location, and potential this fantastic home has to offer.





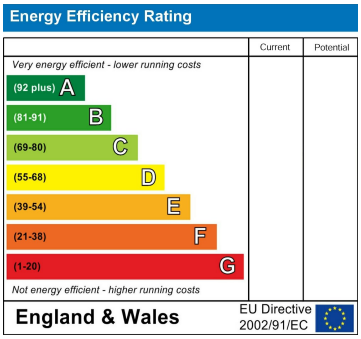


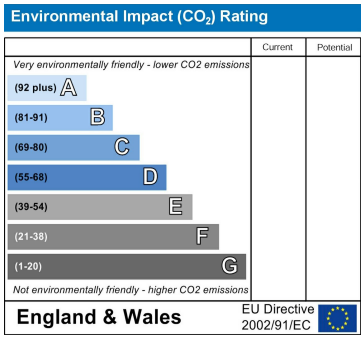
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.











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