

# 23 Hirst Court

Radford  
Nottingham  
NG7 3GG

**Guide Price £145,000**



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0115 841 1155



- 2 Spacious Bedrooms
- Modern Bathroom
- Kitchen & Living Room
- Investment Opportunity
- Recently Refurbished Apartment
- Double Glazed
- Ideally situated between UoN and NTU
- Tenant In Situ
- EPC Rating C
- Viewing Advised





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## Key Features

Situated in the heart of Nottingham, Hirst Court presents an excellent opportunity for those seeking a development property. This charming residence, built in 1965, boasts a generous living space of 710 square feet, making it an ideal canvas for your creative vision.

The property features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. With two well-proportioned bedrooms, there is ample space for family or guests, ensuring comfort and privacy. The bathroom is conveniently located, catering to the needs of modern living.

Hirst Court is situated in a vibrant area of Nottingham, offering easy access to local amenities, transport links, and recreational facilities. This location is not only convenient but also rich in culture and community spirit, making it a desirable place to live.

Whether you are looking to invest or create your dream home, this property offers a unique opportunity to enhance and personalise a space in a sought-after area. With its solid foundation and potential for modernisation, Hirst Court is a promising prospect for any discerning buyer.

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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## Second Floor

Approx. 66.5 sq. metres (715.7 sq. feet)



Total area: approx. 66.5 sq. metres (715.7 sq. feet)





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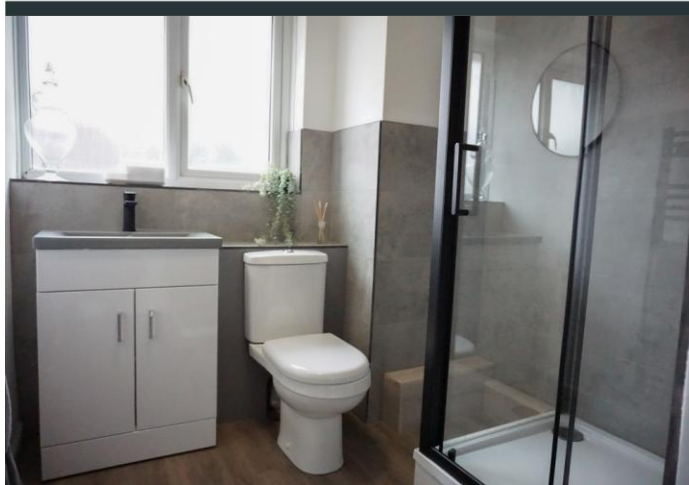


Video



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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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72 C	72 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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