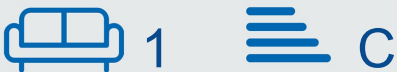



Hinchin Brook

Nottingham
NG7 2EF

Price Guide £185,000



- Modern development
- Lounge with semi open plan dining kitchen
- Two bedrooms
- Rear garden
- EPC Band C / Council Tax Band B
- Within easy reach of Nottingham city centre
- Fitted kitchen with appliances
- Bathroom with suite
- A driveway providing off-road parking
- Tenure - Freehold

 0115 841 1155

Hinchin Brook, Nottingham, NG7 2EF

Key Features

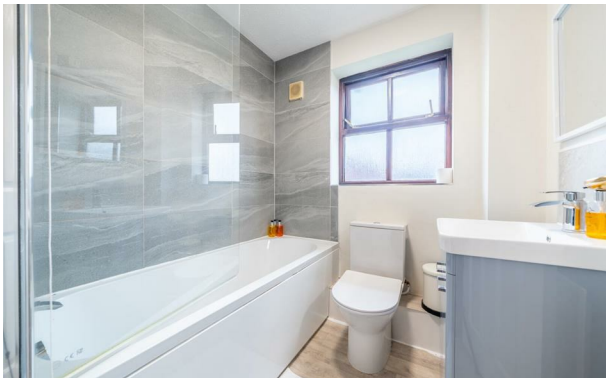
Situated within easy reach of Nottingham's vibrant city centre, offering a wide range of shops, bars, restaurants, entertainment venues and excellent transport links, this attractive property forms part of a modern and well-maintained development and benefits from a driveway providing off-road parking.

Arranged over two floors, the accommodation briefly comprises an entrance with staircase rising to the first floor, a comfortable lounge with semi open access to the dining kitchen, which is fitted with a modern range of units and appliances. The kitchen also provides access to the rear garden.

To the first floor there are two bedrooms and a bathroom fitted with a modern suite.



Hinchin Brook, Nottingham, NG7 2EF



Ground Floor

Approx. 23.5 sq. metres (253.1 sq. feet)



First Floor

Approx. 23.5 sq. metres (253.1 sq. feet)



Total area: approx. 47.0 sq. metres (506.1 sq. feet)



0115 841 1155

Hinchin Brook, Nottingham, NG7 2EF




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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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.