



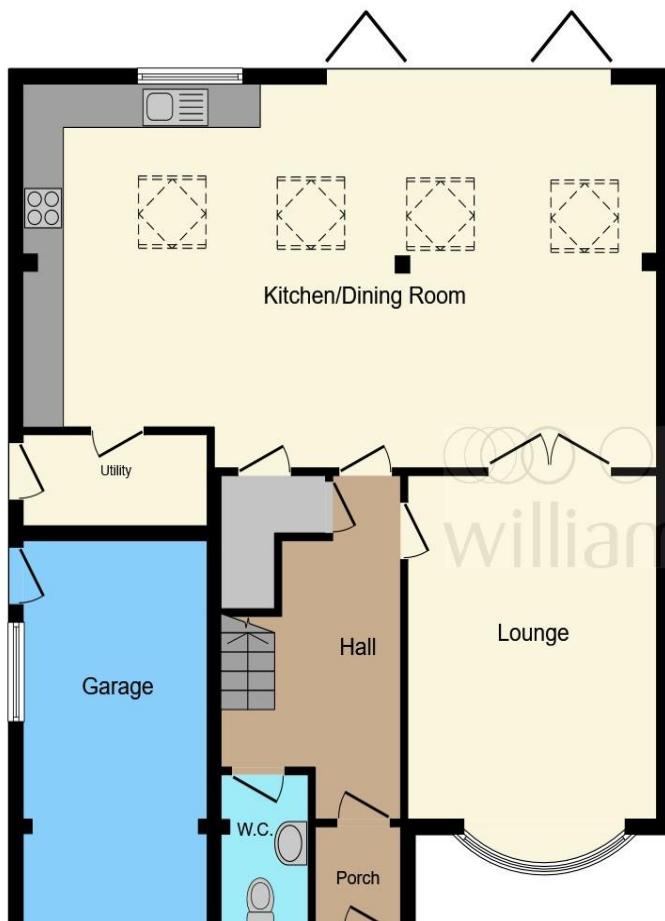
**Normanby Road, Nottingham NG8 2TB**

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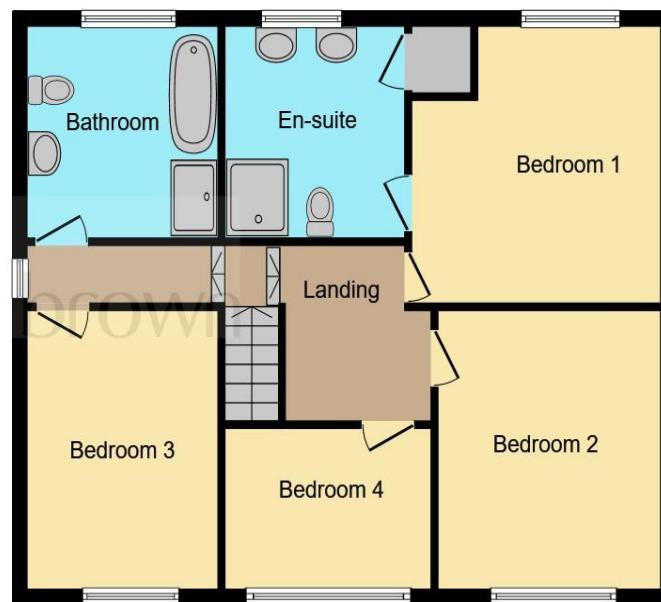
## Normanby Road, Nottingham

DETACHED EXTENDED FAMILY HOME located on Normanby Road with OFF-STREET PARKING and ENCLOSED LANDSCAPED REAR GARDEN. Boasting a GENEROUS KITCHEN DINER, DOWNSTAIRS WC & ENSUITE. MODERN & WELL-PRESENTED THROUGHOUT, MUST VIEW!





**Ground Floor**



**First Floor**

**Living Room**

15' 5" MAX x 11' 11" MAX ( 4.70m MAX x 3.63m MAX )

**Kitchen Diner**

28' 4" MAX x 17' 4" MAX ( 8.64m MAX x 5.28m MAX )

**Bedroom One**

12' MAX x 12' 3" MAX ( 3.66m MAX x 3.73m MAX )

**Bedroom Two**

12' MAX x 9' 3" TO WARDROBE ( 3.66m MAX x 2.82m TO WARDROBE )

**Bedroom Three**

7' 8" MAX x 8' 9" MAX ( 2.34m MAX x 2.67m MAX )

**Bedroom Four**

11' 3" MAX x 7' 2" MAX ( 3.43m MAX x 2.18m MAX )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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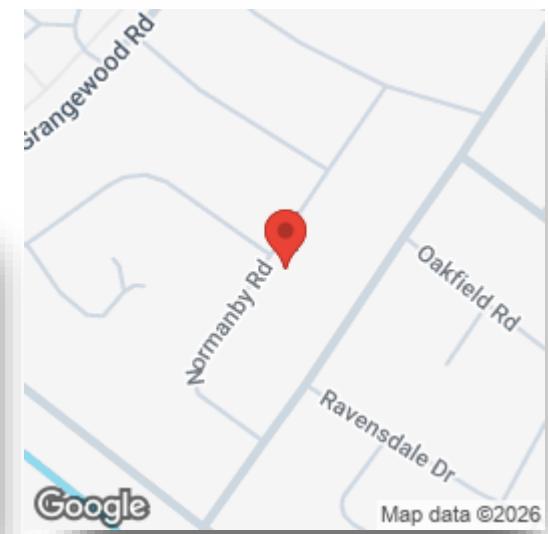
## Normanby Road, Nottingham

- Council Tax Band: D
- FOUR BEDROOM DETACHED EXTENDED HOME
- OFF-STREET PARKING VIA DRIVEWAY AND INTEGRATED GARAGE
- LANDSCAPED ENCLOSED REAR GARDEN
- DOWNSTAIRS WC, ENSUITE & FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £600,000



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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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
NVS120142 - 0002

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