



16 Conisborough Terrace, Nottingham, NG2 2FP Offers in excess of £200,000

*** No Onward Chain ***

Situated in a convenient residential location, this well-proportioned three-bedroom mid-terraced home offers spacious accommodation across two floors, making it an ideal purchase for first-time buyers, growing families or investors alike.

The ground floor comprises a welcoming lounge to the front of the property, leading through to a generous dining room which provides an excellent space for family meals and entertaining. To the rear is a modern galley-style kitchen, offering ample worktop and cupboard space with access to the rear garden.

Upstairs, the property benefits from three bedrooms, including a spacious principal double bedroom, a further single bedroom and a versatile third bedroom which could also be utilised as a home office or nursery. The accommodation is completed by a contemporary shower room.

Externally, the property enjoys a private rear garden, providing an ideal space for relaxing or outdoor dining.

Conveniently located close to a range of local amenities, schools and transport links, the property offers easy access to the city centre and surrounding areas, making it perfectly suited to commuters and families alike.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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