



**Wigman Road, Nottingham NG8 4PF**

**welcome to**

**Wigman Road, Nottingham**

TWO BEDROOM DETACHED BUNGALOW on Wigman Road with OFF-STREET PARKING VIA DRIVEWAY & GARAGE and GENEROUS WRAP AROUND GARDEN. **\*\*PLANNING PERMISSION GRANTED\*\***. Bulwell rail station LESS THAN THREE MILES AWAY.





### Living Room

14' 1" MAX x 10' 7" MAX ( 4.29m MAX x 3.23m MAX )

### Kitchen

11' 2" MAX x 9' 5" MAX ( 3.40m MAX x 2.87m MAX )

### Bedroom One

12' MAX x 11' 1" MAX ( 3.66m MAX x 3.38m MAX )

### Bedroom Two

11' 3" MAX x 9' 1" MAX ( 3.43m MAX x 2.77m 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)

welcome to

## Wigman Road, Nottingham

- Council Tax Band: B
- \*\*\*GUIDE PRICE £160,000 - £170,000\*\*\*
- \*\*PLANNING PERMISSION GRANTED\*\* Ref: 23/01881/PFUL3 with Nottingham City Council
- TWO BEDROOM DETACHED BUNGALOW
- OFF-STREET PARKING VIA GATED DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NVS117382 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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