

# Tavistock Drive

Mapperley Park  
Nottingham  
NG3 5DW

Guide Price £669,950



 0115 841 1155



- Situated within the Popular Mapperley Park Conservation Area
- Living Space Spanning Two Floors
- Kitchen with Classic Units & Appliances, Four Double Bedrooms
- Two Bath/Shower Rooms
- Driveway, large single garage, garden store
- Well-Presented Interiors, Wealth of Features & Characteristics
- Living Room with Woodburning Stove, Separate Dining Room and Sitting Room
- Utility Room, Downstairs Porch, Entrance Hall
- Private and Enclosed Rear Courtyard Garden, Established Lawned Garden Area
- Internal Area Approx. 2416 sq ft including cellars





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## Tavistock Drive, Mapperley Park, Nottingham, NG3 5DW

### Key Features

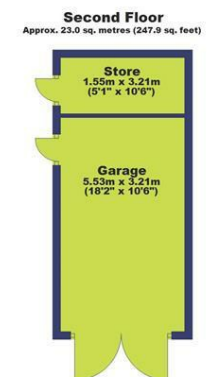
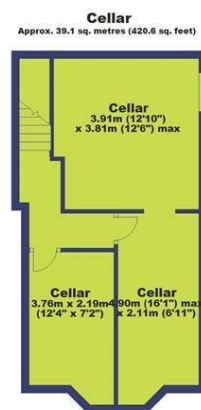
FHP Living are thrilled to present for sale this substantial and well-presented four bedroom detached home located in the charming conservation area of Mapperley Park known for its beautiful Edwardian architecture.





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## Tavistock Drive, Mapperley Park, Nottingham, NG3 5DW



Total area: approx. 247.5 sq. metres (2664.3 sq. feet)





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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

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | 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.