



**Derby Grove, Nottingham NG7 1PE**

**welcome to**

**Derby Grove, Nottingham**

**\*\*IDEAL INVESTMENT OPPORTUNITY\*\*** FOUR BEDROOM SEMI-DETACHED property located on Derby Grove boasting TWO RECEPTION ROOMS and TWO BATHROOMS. FRONT YARD and ENCLOSED REAR GARDEN. Nottingham rail station LESS THAN TWO MILES AWAY.





**Living Room**

11' 6" MAX x 11' 3" MAX ( 3.51m MAX x 3.43m MAX )

**Dining Room**

13' 6" MAX x 11' MAX ( 4.11m MAX x 3.35m MAX )

**Kitchen**

9' 3" MAX x 11' 5" MAX ( 2.82m MAX x 3.48m MAX )

**Bedroom Two**

8' 9" MAX x 11' 6" MAX ( 2.67m MAX x 3.51m MAX )

**Bedroom Three**

10' 8" MAX x 8' 9" MAX ( 3.25m MAX x 2.67m 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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## Derby Grove, Nottingham

- Council Tax Band: B
- FOUR BEDROOM SEMI-DETACHED PROPERTY
- TWO RECEPTION ROOMS
- ACCOMMODATION OVER THREE FLOORS
- DOWNSTAIRS SHOWER ROOM & THREE PIECE BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £260,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS119049](http://williamhbrown.co.uk/Property/NVS119049)



Property Ref:  
NVS119049 - 0003

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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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