



## 2 Park Close, Nottingham - NG3 5FB

Guide Price £210,000 - £220,000



## 2 Park Close

Nottingham, Nottingham

GUIDE PRICE £210,000-£220,000 End-terrace 2 bed home with no chain - positioned in a cul-de-sac close to both Mapperley and Sherwood's amenities. Ideal for a first-time buyer, downsizer or investor!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

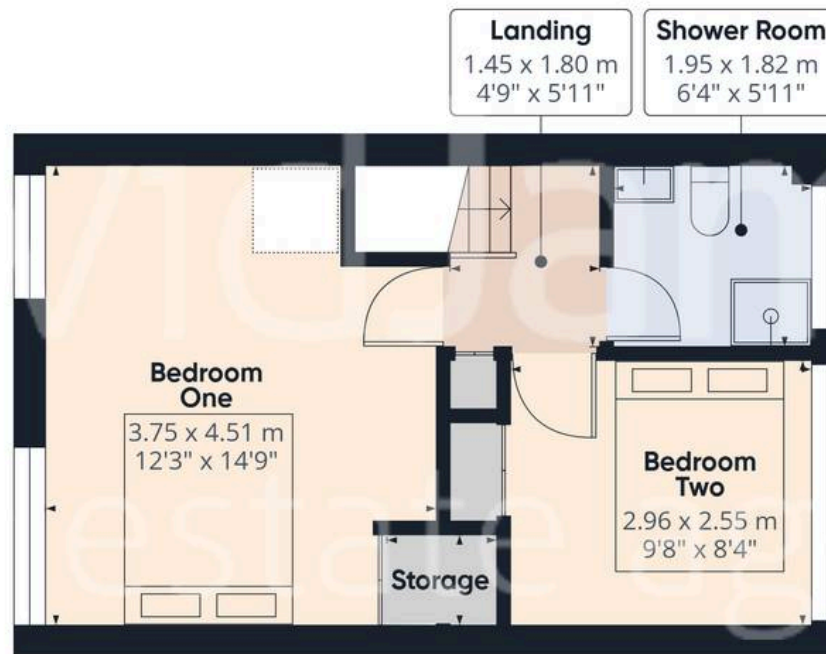
- End-terrace home offered with no chain
- Convenient access to Sherwood and Mapperley's vibrant nearby amenities
- A short walk from frequent bus services to Nottingham City Centre
- Suited to first-time buyers, downsizers or buy-to-let investors alike
- Good-sized lounge with a large front-facing window and feature fireplace
- Dining kitchen with integrated cooking appliances and French doors
- Two first floor double bedrooms (both with in-built storage/wardrobes)
- Three-piece shower room with a white suite and electric shower
- Southerly-facing and low-maintenance garden with decking and paved seating areas
- Garage within a block and further space for parking







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

63.3 m<sup>2</sup>  
681 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## David James Estate Agents

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