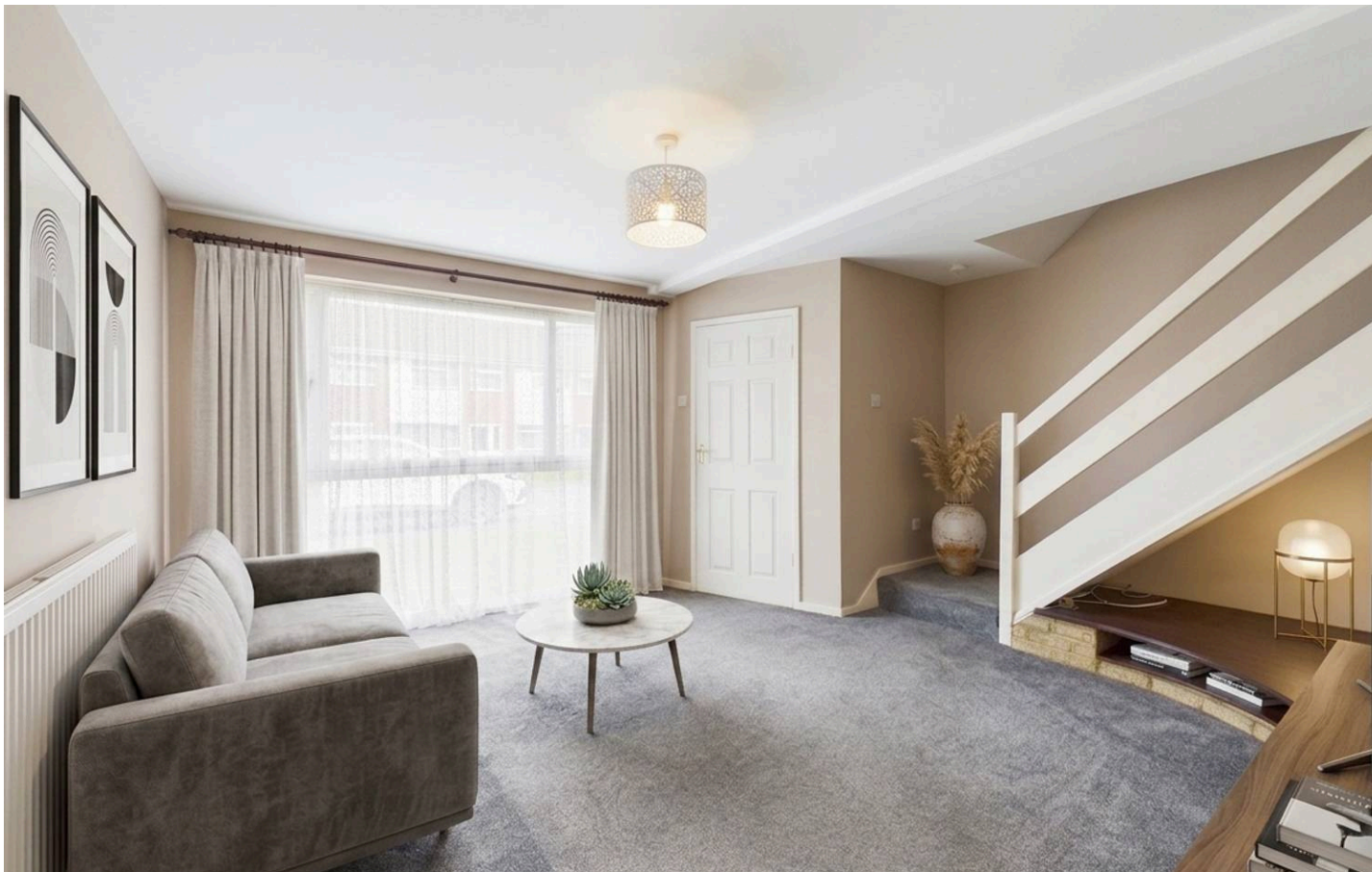




2 Park Close, Nottingham - NG3 5FB

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

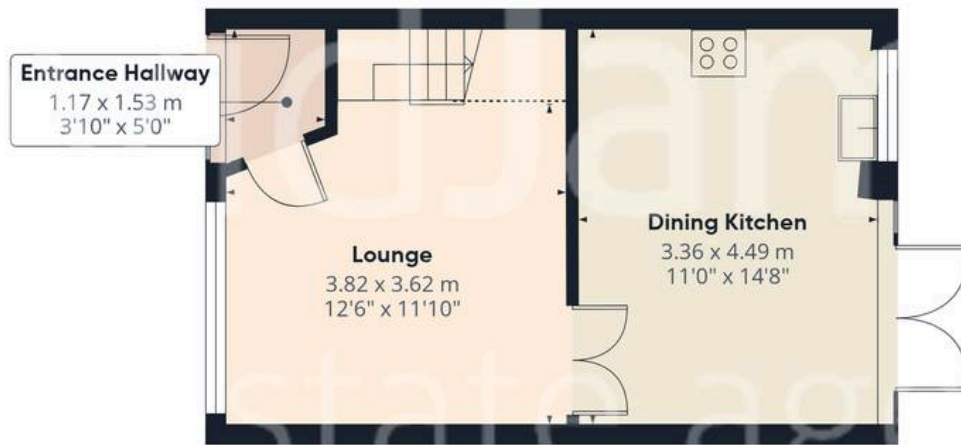
Tenure: Freehold

- End-terrace home offered with no upward 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⁽¹⁾

62.9 m²
677 ft²

Reduced headroom

1.2 m²
13 ft²

(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

David James Estate Agents, 45B Plains Road - NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.