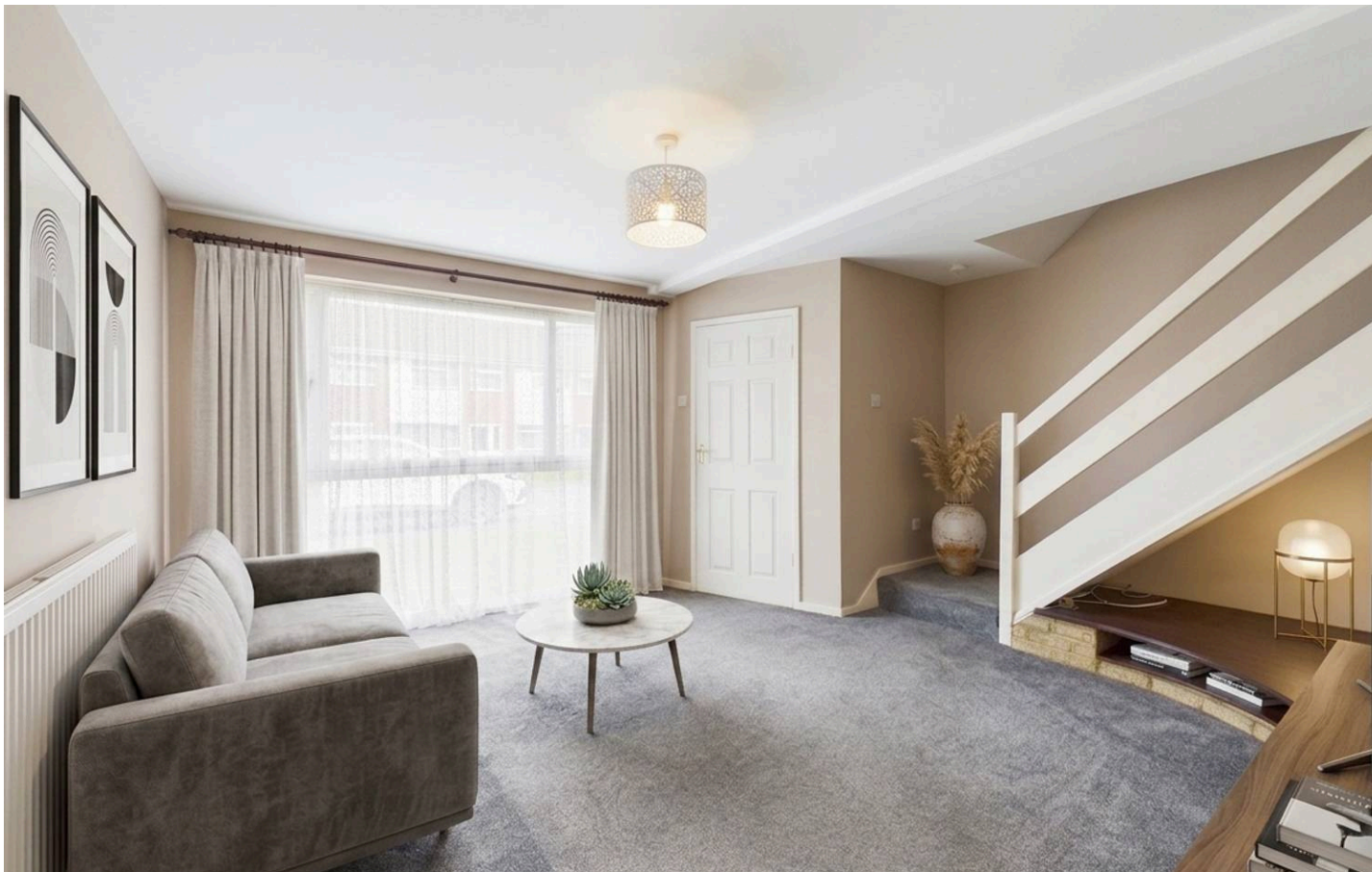




2 Park Close, Nottingham - NG3 5FB

Guide Price £200,000 - £220,000



2 Park Close

Nottingham, Nottingham

GUIDE PRICE £200,000–£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

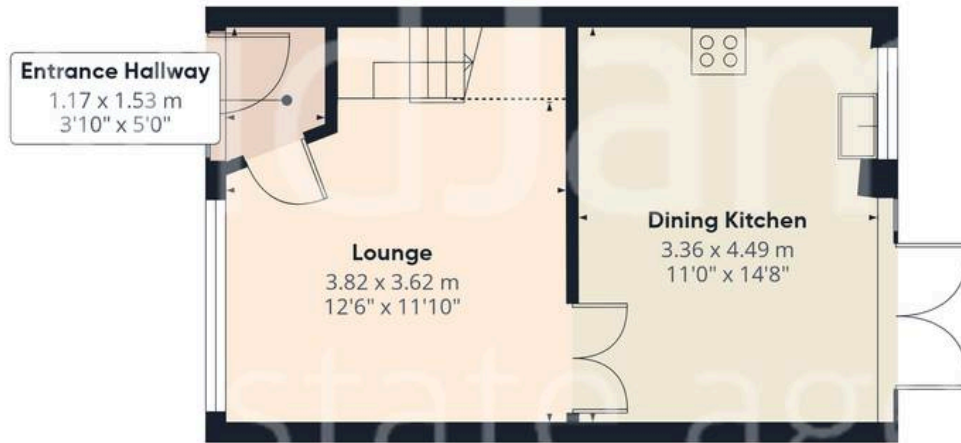
Tenure: Freehold

- 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



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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.