

The Strand

Attenborough
Nottingham
NG9 6AU

Guide Price £635,000



 0115 841 1155



- A Grade II Listed Character Detached Cottage/Delightful Location
- Four Bedrooms
- Lounge with Beamed Ceiling
- Dining Kitchen with Fitted Units & Appliances/Utility Room
- Mature Gardens
- Wealth of Features/Spanning Two Floors
- Two Bath/Shower Rooms
- Sitting Room with Beamed Ceiling
- Guest Room/Home Office with En-Suite/Garage
- Internal Area Approx. 1500 Sqft inc Garage/Home Office/EPC Rating D



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Key Features

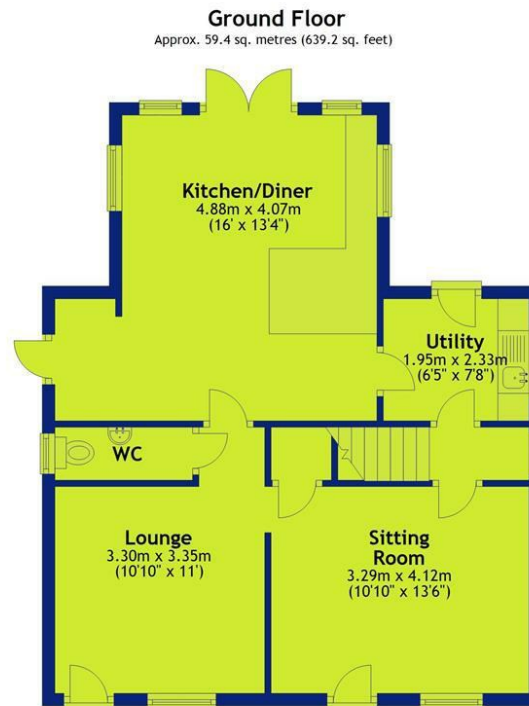
**** NO UPWARD CHAIN **** FHP Living feel privileged to be offering for sale a most charming detached cottage believed to have been originally constructed in the 17th Century.





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Total area: approx. 139.6 sq. metres (1502.9 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) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.