



18 VICTORIA ROAD NOTTINGHAM, NG17 8AR

£995

Please email your enquiry! We are very proud to present to the rental market Park House - a 3 bedroom detached house with a bedroom self-contained garden annex.

Being situated near Kirkby in Ashfield train station and town centre it offers excellent transport links into Nottingham City and good access to the M1 / A614 / A38. The property is set back from the road with an established front garden and driveway to the side, which in turn leads to the rear courtyard with parking for several vehicles possible.

On entry to this house we love the period detailing around the front door and porch, this leads to a spacious and wide hallway. Off to the right is a nice size front living room with feature fire place. Step further into this property and you will find the original kitchen, wall units, range cooker and also a utility room. The original flooring tiles were dug up so the owner could insulate underneath. The property has an extension to the rear which could be used as a living room / dining room or study featuring a downstairs W.C. A lovely bright room with thanks to the velux windows.



White House
Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



White House
Lettings

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements