

Guide Price £1,000,000

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide price £1,000,000 - £1,100,000.

Rarely available to the market this unique six/seven detached property with separate annexe must be viewed to truly be appreciated.

The property offers an array of space which lends itself brilliantly to a multi-generational family or a family who require several spaces to work from home.

The ground floor accommodation comprises; entrance hall, WC, kitchen/dining room, lounge, conservatory, double bedroom with en-suite shower room, closet/snug which can be used as a bedroom, closet/office and a reception which can be used as a bedroom with en-suite shower room.

To the first floor, there are three double bedrooms, a single bedroom and family bathroom.

The annexe accommodation comprises; reception with kitchenette, bedroom and shower room.

There is off street parking to the front for several cars and a single garage. Other features include double glazing and gas central heating.

To the rear there is a secluded low maintenance garden including a summer house currently being used as the family salon with running water which could be used as a bar.

The location is excellent for Nottingham train station which is just a short walk away with direct services into London Charing Cross and London Bridge.

Council Tax Band E.



GROUND FLOOR  
1515 sq.ft. (140.7 sq.m.) approx.

1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



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TOTAL FLOOR AREA : 2022 sq.ft. (187.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	