



Tristram's
Sales and Lettings

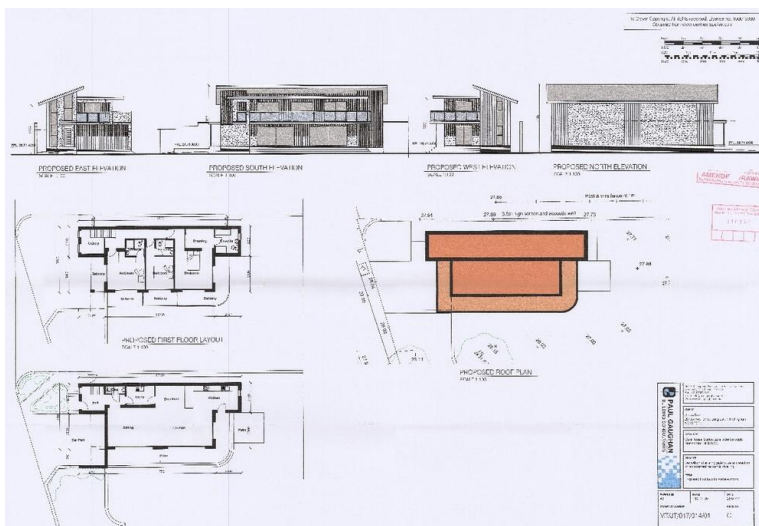
Barton Lane

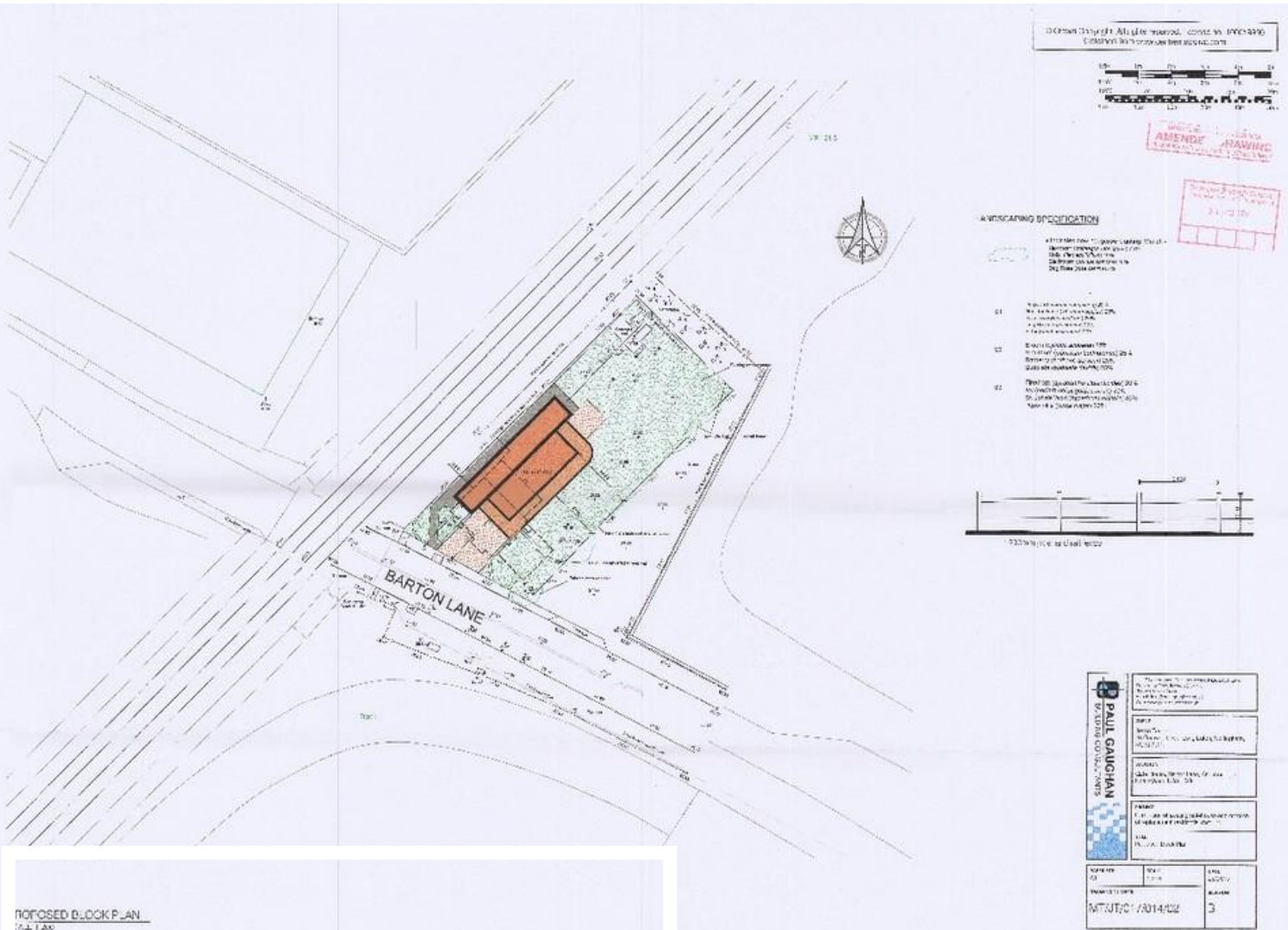
Attenborough, Nottingham, NG9 6DY

- Broxtowe Borough Council reference number: 17/00477/FUL
- Full planning approval granted 16th March 2018
- Architecturally designed
- Design to construct an

Offers In Excess Of £165,000

EPC Rating 'TBC'





Property Description

SUMMARY

SUCH A UNIQUE OPPORTUNITY!
ARCHITECTURALLY DESIGNED by LOCALLY
BASED and LONG-STANDING FIRM PAUL
GAUGHAN BUILDING CONSULTANTS, this
FANTASTIC BUILDING PLOT has FULL PLANNING
CONSENT to construct an ECO HOME WITH THE
FUTURE AND THE LOCAL SURROUNDINGS IN
MIND!

BOASTING NUMEROUS FEATURES within the EXPERIENCED DESIGN such as SOUTHEASTERLY FACING GLASS FACADES OVERLOOKING THE NATURE RESERVE'S LAKE, LARGE BALCONY SITUATED ON THE FIRST FLOOR'S SAME ELEVATION, PARTIALLY CLAD WITH WOOD TO HELP THE ECO HOME SETTLE IN TO IT'S SURROUNDINGS and ENCLOSED WITH AMPLE OFF-STREET PARKING!

DESIGNED WITH THE HIGHEST SPECIFICATION IN
MIND THIS PROJECT COULD BE A JOURNEY

WELL WORTH THE WORK!

Situated WITHIN CATCHMENT AREAS TO SCHOOLS RATED GOOD, with CLOSE PROXIMITY to AMPLE AMENITIES and with EASY ACCESS to A6005!

FREE PROPERTY VALUATION

Thinking of Letting/Selling a property? Call Tristram's today to get a FREE property valuation and FREE advice 0115 978 6825! Visit our website too: www.tristrams.uk.com! We are a 5* star rated Google agent - Search Tristram's Sales & Lettings in Google to see extensive reviews from our clients!

DISCLAIMER

Money Laundering Regulations: Tristram's ask intending purchasers to produce identification documentation. Any delay in receiving this information may cause a delay in agreeing a sale.

Measurements: The room sizes are approximate and are only intended as a guide to the size of the property. We would advise you to verify any measurements that you may require.

Services: Please note Tristram's do not test services, any equipment or appliances in the properties that we market, therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

These particulars are issued in good faith as a guide to prospective purchasers, they do not constitute representations of fact or form part of any offer or contract. The particulars of any property we market should be independently verified by prospective buyers. Neither Tristram's Property Services Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Tristram's has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. While we endeavour to make our sales particulars as fair, accurate and reliable as possible, they are only a general guide for prospective purchasers, therefore if there is any point which is of a particular importance to you, please contact the office and we will be pleased to investigate this for you.

%epcGraph_c_1_325%

260 Derby Road
Bramcote
Nottingham
Nottinghamshire
NG9 3JN

www.tristrams.uk.com
sales@tristrams.uk.com
01159 786825

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements