



8 Larkspur Avenue, Redhill – NG5 8JU

Guide Price £110,000 – £120,000

DavidJames
the estate agent



8 Larkspur Avenue

Redhill, Nottingham

GUIDE PRICE £110,000-£120,000 Ground floor maisonette open to cash buyers only and offered with no chain! Recently improved and boasting a lounge, kitchen, 2 beds and bathroom plus garden and garage.

Council Tax band: A

Tenure: Leasehold

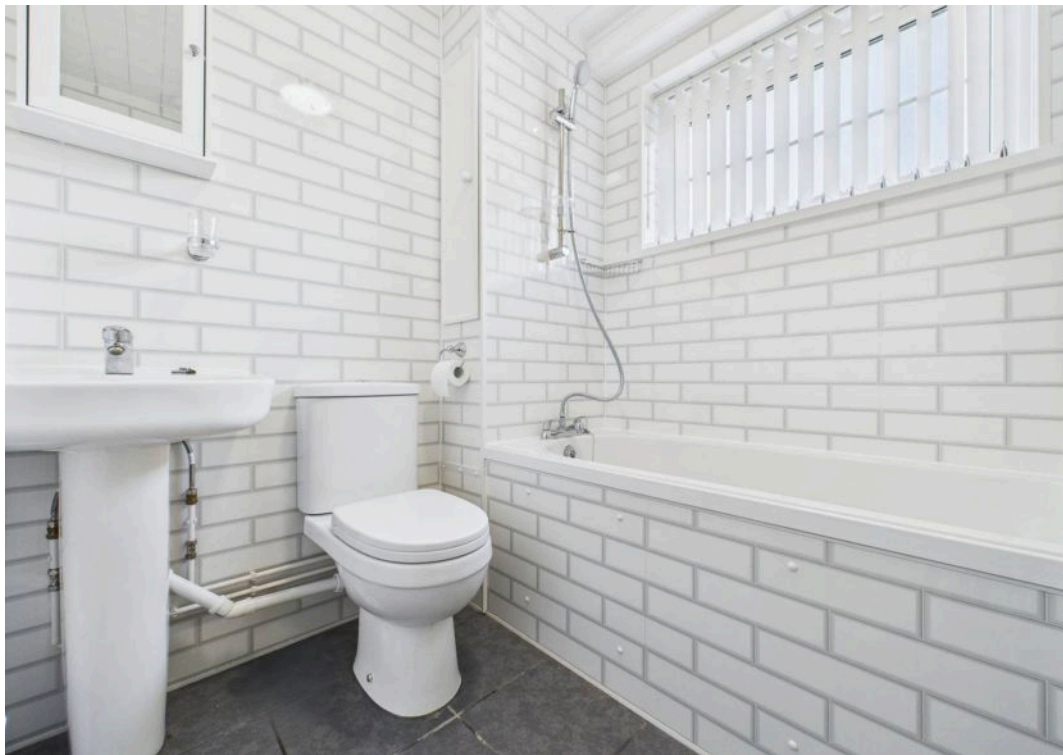
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground floor maisonette available with no upward chain
- Available to cash buyers only
- Within easy reach of Arnold's nearby amenities, frequent bus services and Bestwood Country Park
- Recently improved interiors
- Bright and spacious lounge with a feature fireplace
- Two neutrally-decorated bedrooms
- Modern kitchen with high gloss units paired, stone-effect worktops and integrated cooking appliances
- Gas central heating and UPVC double glazing
- Low-maintenance rear garden offering a mixture of lawn, decorative stone and an initial patio area
- Garage within a block to the rear provides parking or useful storage









Approximate total area⁽¹⁾

49.5 m²
533 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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