



77 Elford Rise, Nottingham – NG3 2BP

Guide Price **£120,000**

DavidJames
the estate agent



77 Elford Rise

Nottingham, Nottingham

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

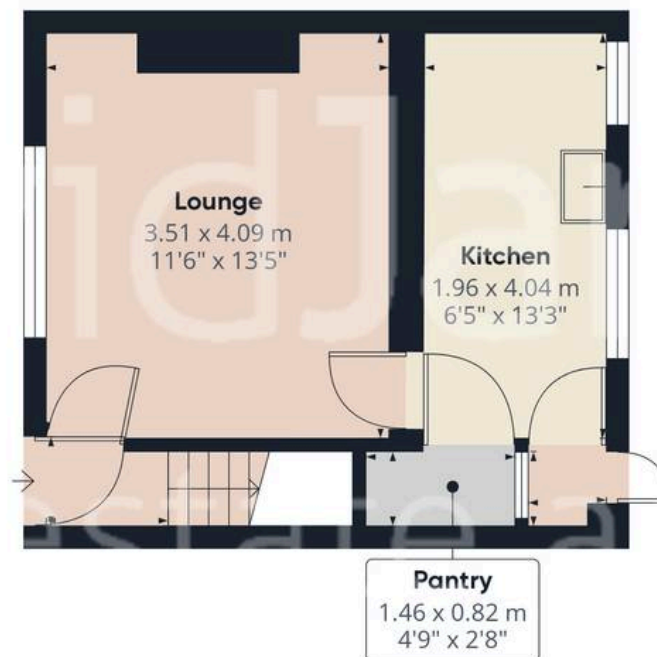
EPC Environmental Impact Rating: D

- Mid terraced house which requires modernisation
- Two bedrooms including a double with built-in storage
- Spacious lounge with large front window and original wooden floorboards
- Kitchen with views overlooking the rear garden
- Separate pantry for additional storage
- Rear garden, a blank canvas, perfect for landscaping (needs brambles clearing)
- Opportunity to add value with thoughtful updates and improvements
- On-street permit parking available just outside the property
- Close to a wide range of local amenities and a short distance from Nottingham City Centre







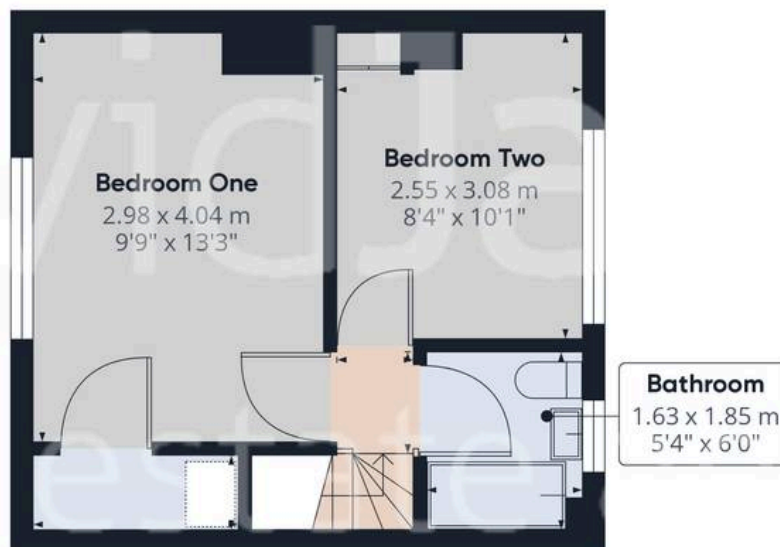


Floor 0

Approximate total area⁽¹⁾

50.86 m²

547.44 ft²



Floor 1

(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 are based on RICS IPMS 3C standard.

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