



**323 Gordon Road, Thorneywood – NG3 2LH**

Guide Price **£140,000**

**DavidJames**  
the estate agent





## 323 Gordon Road

Thorneywood, Nottingham

Two double bedroom mid-terraced house available with no chain. Two reception rooms, compact kitchen, ground floor shower room and a low-maintenance garden. Close to amenities and buses to the City!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

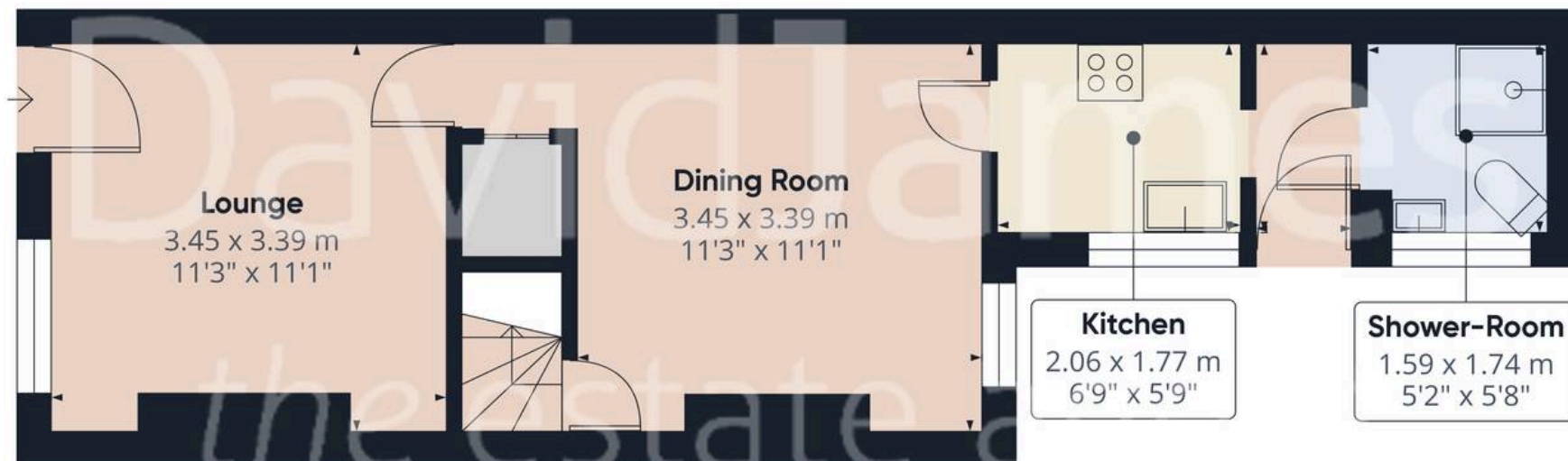
- Mid-terrace house
- Offered to the market with no upward chain
- Close to a wide range of local amenities and public transport links
- Ideal for first-time buyers
- Investment potential (tenant currently in-situ)
- Two versatile reception rooms
- Compact kitchen with timber-finish units and space for freestanding appliances
- Two double bedrooms
- Ground floor shower room fitted with a three-piece suite
- Low maintenance rear courtyard-style garden









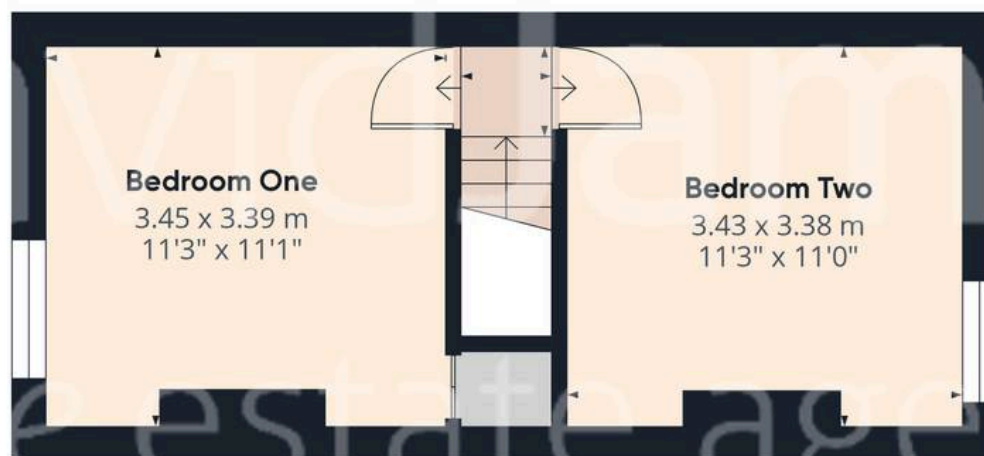


Floor 0

Approximate total area<sup>(1)</sup>

57.41 m<sup>2</sup>

617.95 ft<sup>2</sup>



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 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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## David James Estate Agents

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