



36 Thoresby Avenue, Gedling – NG4 4FQ

Guide Price **£130,000**

DavidJames
the estate agent



36 Thoresby Avenue

Gedling, Nottingham

A beautifully-presented maisonette close to excellent nearby amenities! Offering a spacious lounge with balcony, modern kitchen, bathroom and garage!

Council Tax band: TBD

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-presented first floor maisonette, ideal for a range of buyers
- Offered to the market with no upward chain and vacant possession
- Includes a share of the freehold
- Recent significant improvements including cosmetic renovations and a new boiler
- Ideally situated for Mapperley's vibrant nearby amenities, bars and restaurants
- Bright and spacious lounge with a feature balcony and excellent views
- Modern fitted kitchen with a range of integrated appliances
- Two well-proportioned bedrooms
- Bathroom with a three-piece white suite
- Access to garden space and a garage within a block









Entrance Hall
0.88 x 0.87 m
2'10" x 2'10"

Floor 0



Floor 1

Approximate total area⁽¹⁾

54.57 m²

587.4 ft²

Balconies and terraces

2.85 m²

30.68 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 are based on RICS IPMS 3C standard.

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