

36 Thoresby Avenue, Gedling - NG4 4FQ Guide Price £130,000









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!

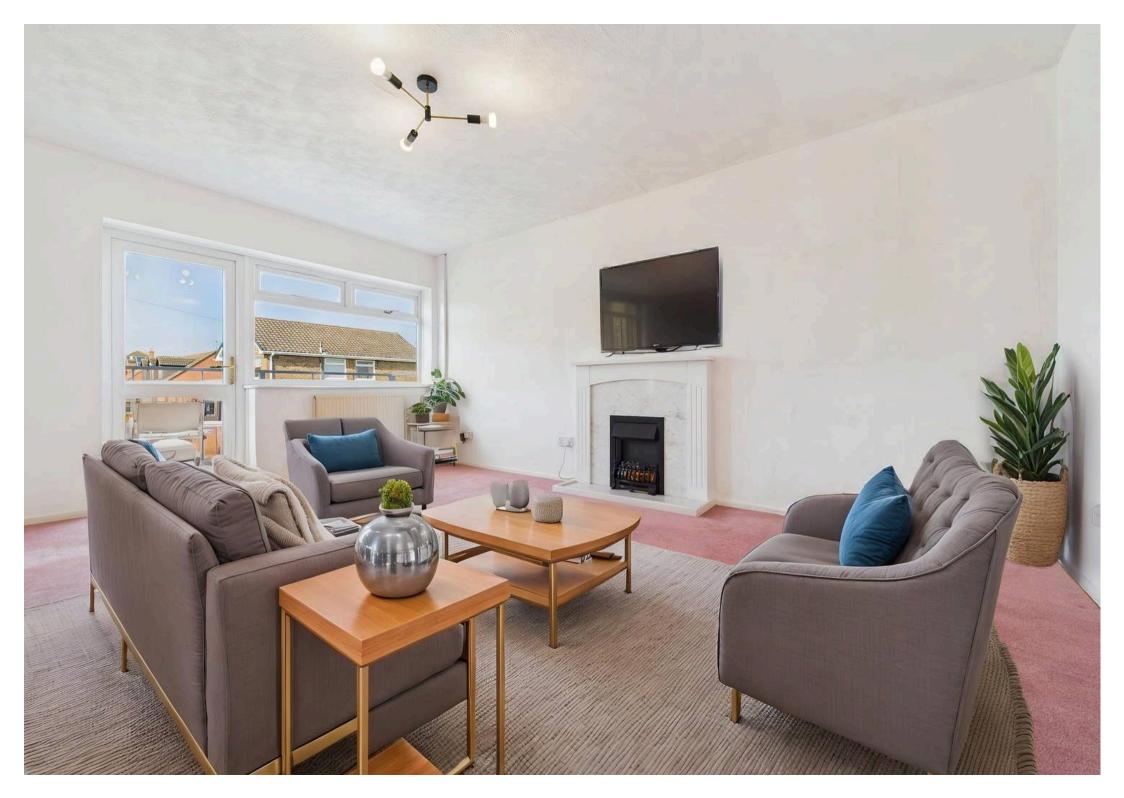
Council Tax band: TBD

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

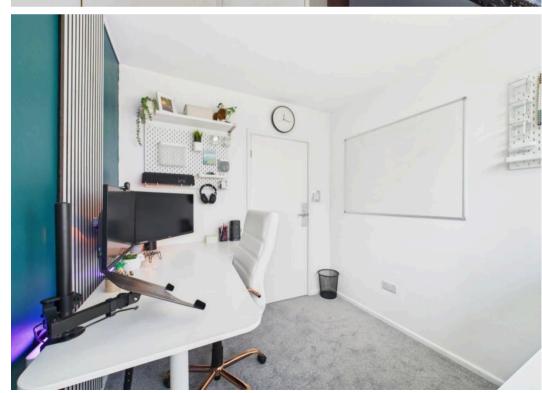
- Well-presented first floor maisonette, ideal for a range of buyers
- Offered to the market with no upward chain and vacant possession
- Includes a share of the freehold
- Recent significant improvements including cosmetic renovations and a new boiler
- Ideally situated for Mapperley's vibrant nearby 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



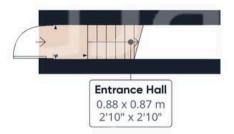












Floor 0



Approximate total area

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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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.