

3 Wray Close, Nottingham - NG3 2FS

Guide Price £120,000

DavidJames
the estate agent







3 Wray Close

Nottingham

Well-presented first floor maisonette within walking distance of Nottingham city centre! Open-plan living/kitchen, 2 beds and bathroom alongside a southerly-facing shared rear garden space!
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

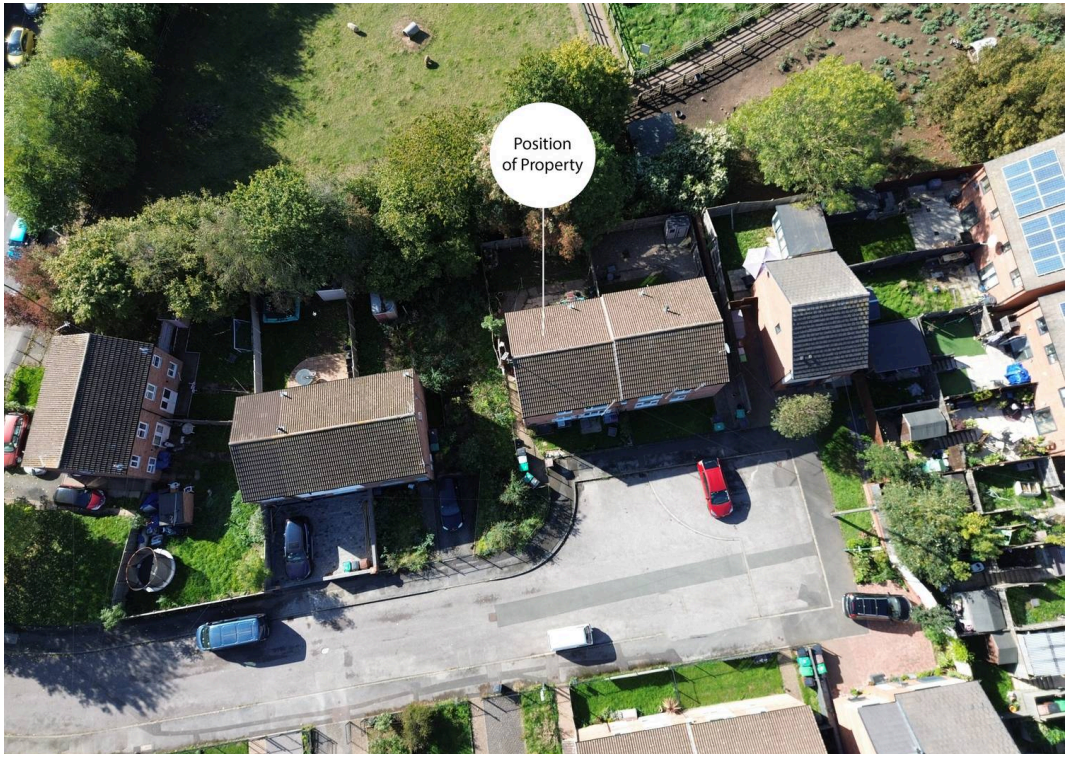
- Well-presented first floor maisonette
- Cul-de-sac location within walking distance of Nottingham city centre and transport links
- Ideal for first-time buyers, professionals and investors
- Redecorated throughout under the current ownership
- Welcoming open-plan living/kitchen space
- Modern fitted kitchen with integrated cooking appliances
- Two bedrooms (main bedroom with in-built wardrobe)
- Three-piece bathroom with an over-bath shower
- Shared southerly-facing garden space with patio and lawn
- Residential permit parking scheme

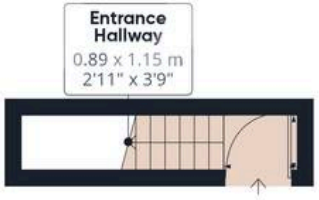

CARTER X
MAGPIE
DEAD GIRLS



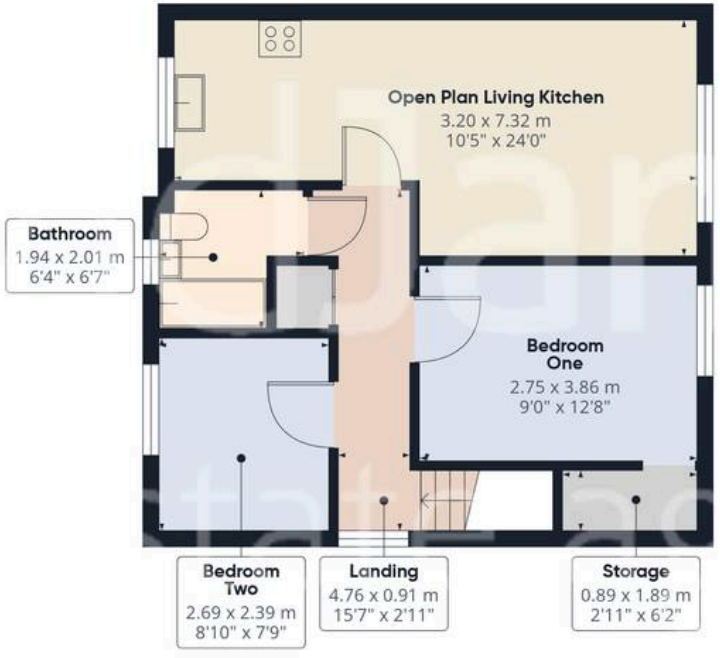





Position
of Property



Floor 0



Floor 1



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Approximate total area(1)

52 m²

559 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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