



**36 Thoresby Avenue, Gedling - NG4 4FQ**  
**Guide Price £105,000 (For Sale by Auction)**



## 36 Thoresby Avenue

Gedling, Nottingham

FOR SALE BY TRADITIONAL ONLINE AUCTION:  
Thursday 19th March 2026. A well-presented maisonette. Two bedrooms, a lounge with balcony, modern kitchen, bathroom and garage, plus access to a large garden!

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

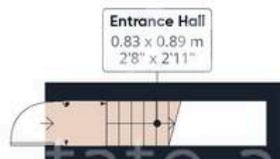
EPC Environmental Impact Rating: C

- FOR SALE BY ONLINE AUCTION: Thursday 19th March 2026.
- Well-presented first floor maisonette with two well-proportioned bedrooms
- 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
- Bathroom with a three-piece white suite
- Access to garden space and a garage within a block

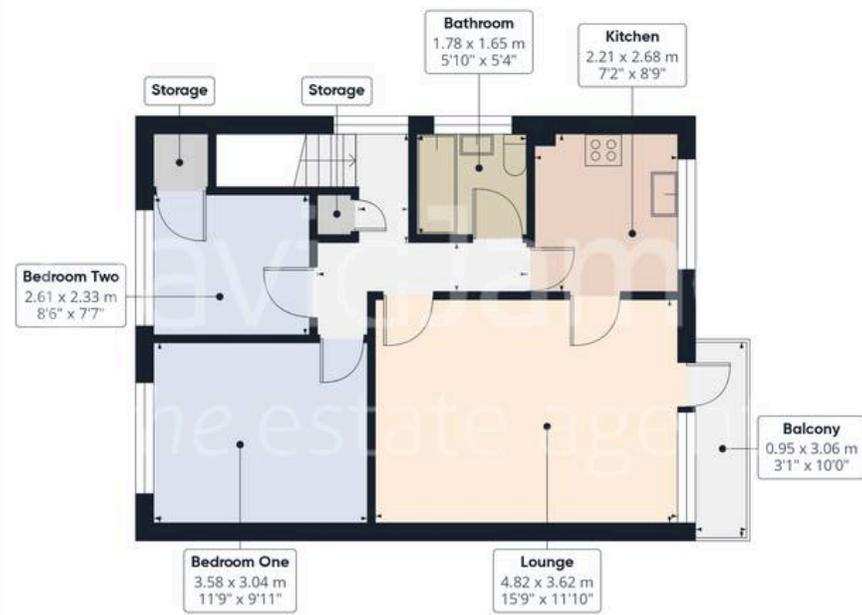








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

65.6 m<sup>2</sup>  
704 ft<sup>2</sup>

**Balconies and terraces**

2.9 m<sup>2</sup>  
31 ft<sup>2</sup>

(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.



## David James Estate Agents

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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.