



77 Cherrywood Gardens, Nottingham – NG3 6LS

Guide Price £130,000

DavidJames
the estate agent



77 Cherrywood Gardens

Nottingham

Guide Price £130,000- £140,000. NO CHAIN! Well-presented 2 bed ground floor maisonette on the ever desirable Cherrywood Gardens – ideal for first-time buyers and investors !

Council Tax band: A

Tenure: Leasehold

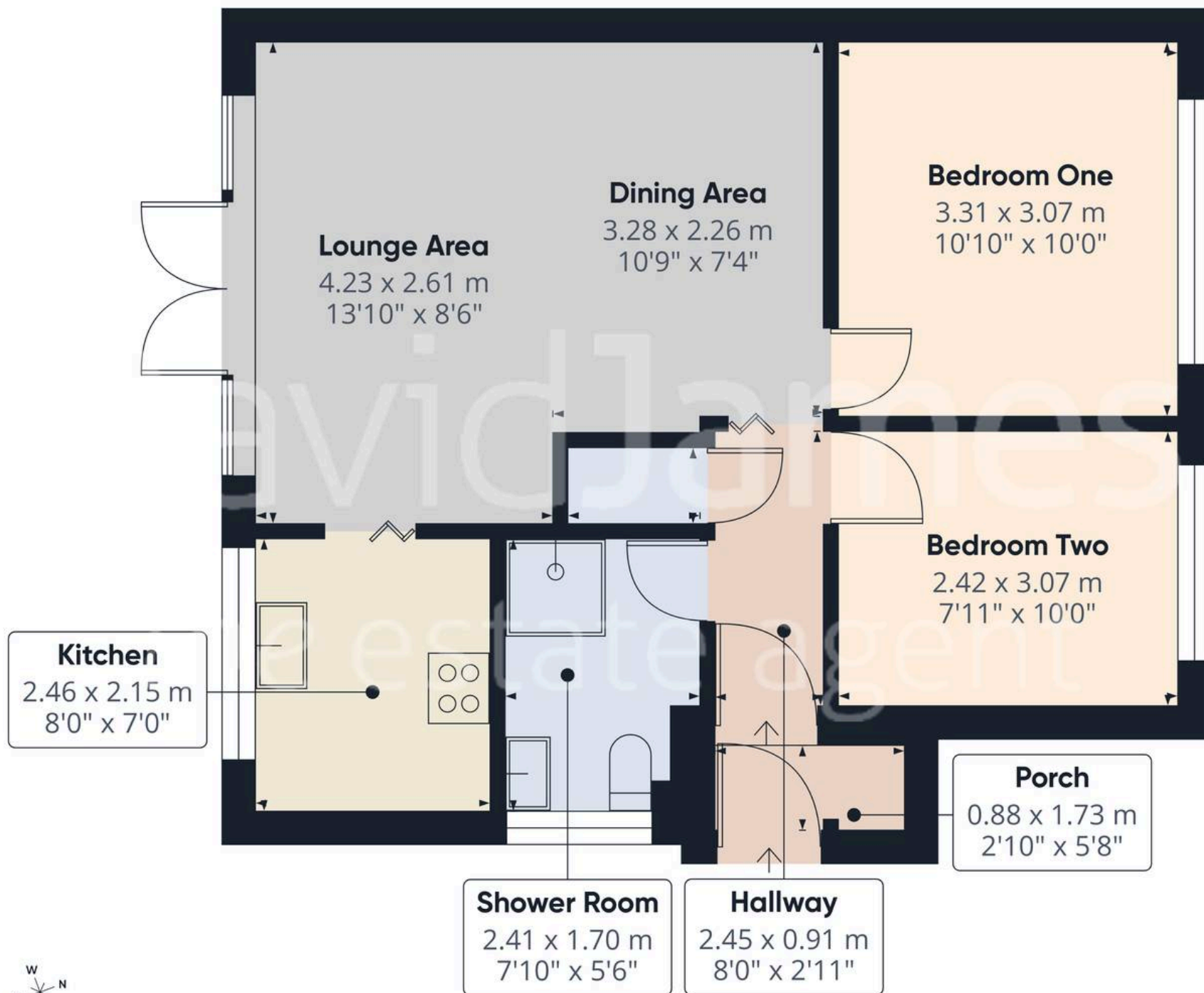
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well-presented ground floor maisonette
- Offered to the market with no upward chain
- Ideal for first-time buyers, investors or those seeking the benefits of single-storey living
- Convenient access to both Carlton and Mapperley's nearby amenities and frequent transport links
- Bright and spacious lounge/dining room with French doors
- Fitted kitchen with integrated cooking appliances
- Two well-proportioned bedrooms
- Shower room with a three-piece modern white suite
- Section of southerly-facing rear garden with lawn, patio area and decked seating space
- Garage within a block provides convenient parking or useful storage







Approximate total area⁽¹⁾

51.5 m²
555 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





David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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.