



77 Elford Rise, Nottingham – NG3 2BP

Guide Price **£160,000**

DavidJames
the estate agent



77 Elford Rise

Nottingham

GUIDE PRICE £160,000–£170,000 NO CHAIN! Mid-terrace home close to shops & links into the city! Lounge, stunning fitted kitchen, 2 beds, stylish bathroom and a westerly garden with lots of potential!

Council Tax band: A

Tenure: Freehold

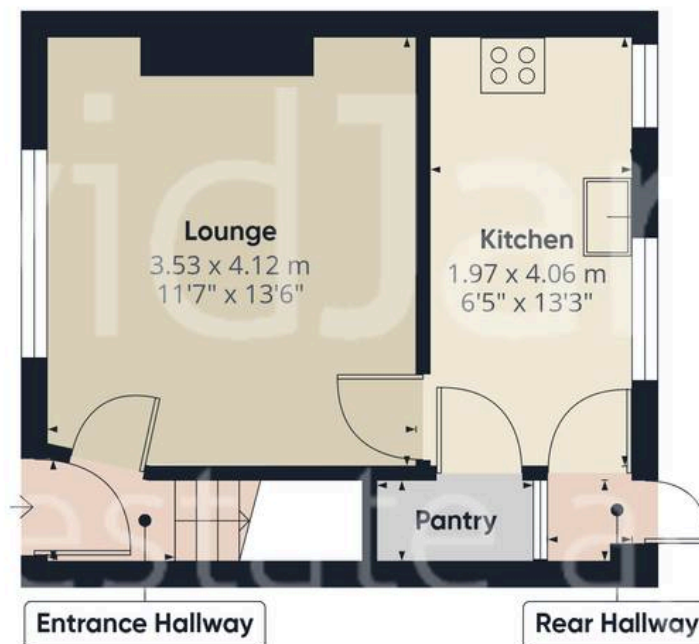
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

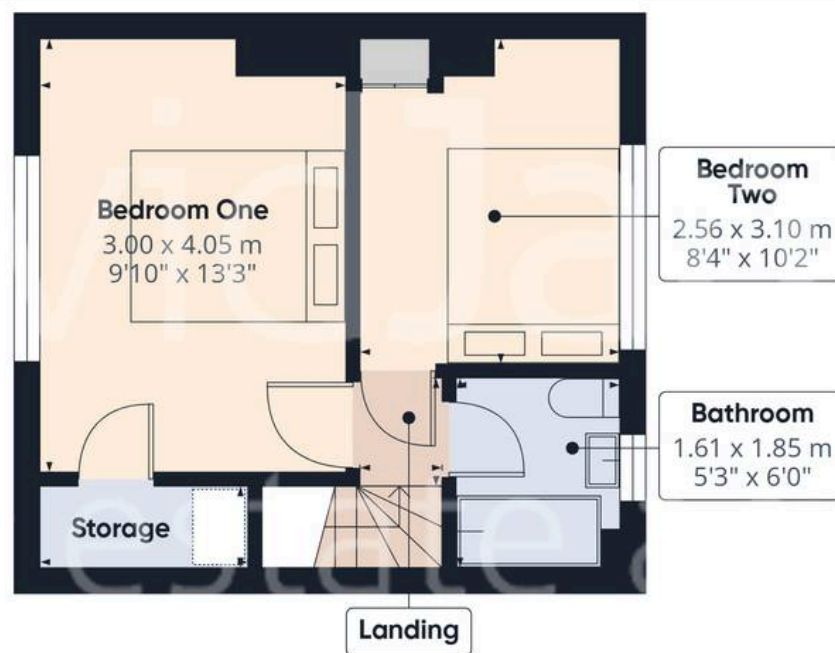
- Charming mid-terrace home offering stylish and spacious living
- Offered to the market with no onward chain
- Conveniently positioned near shops and bus links into the City Centre
- Ideal purchase for first-time buyers and those seeking to invest
- Bright front-facing lounge offering generous space for relaxing
- Stunning fitted kitchen with breakfast bar and integrated cooking appliances
- Two well-proportioned first floor double bedrooms
- Stylish bathroom with white three-piece suite and gold finish fittings
- Gas central heating powered by a combination boiler
- Westerly tiered garden with lots of scope for landscaping







Floor 0



Floor 1

Approximate total area⁽¹⁾

51.7 m²

557 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.

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