

31 Elgar Gardens, Nottingham - NG3 2HW

Guide Price £90,000

DavidJames
the estate agent







31 Elgar Gardens

Nottingham

Chain-free duplex maisonette featuring a bright lounge/dining room, fitted kitchen, bathroom and two double bedrooms. Westerly-facing garden and easy access to local amenities and bus connections!
Council Tax band: A

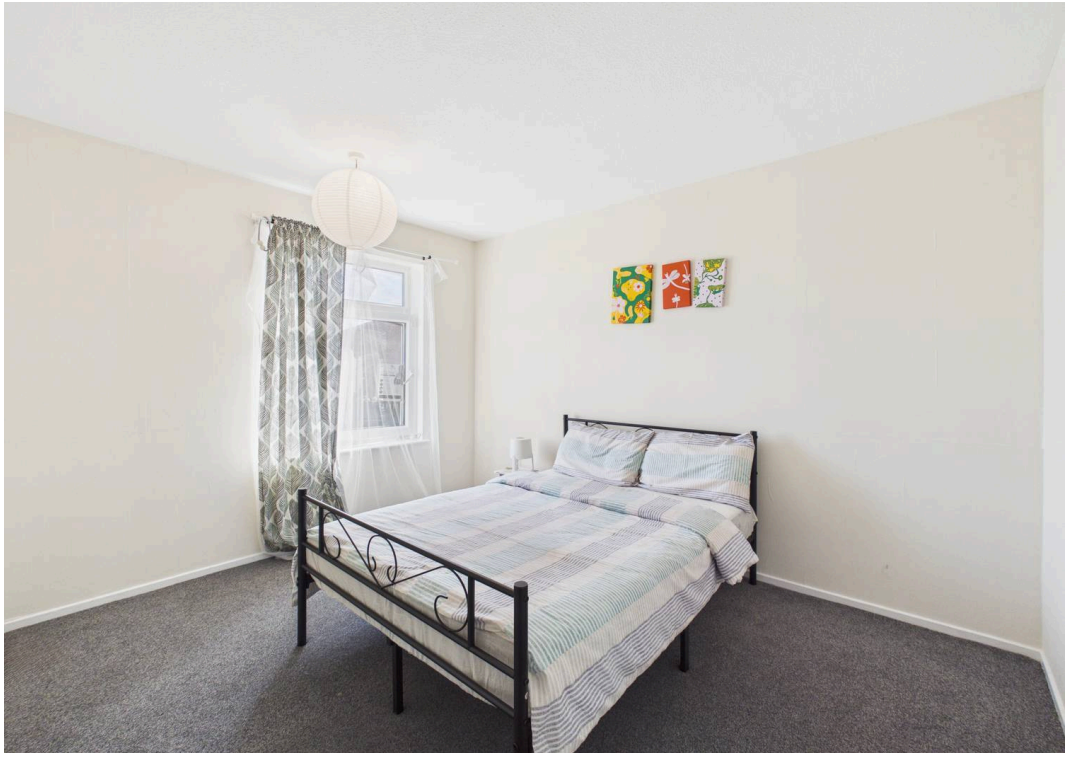
Tenure: Leasehold

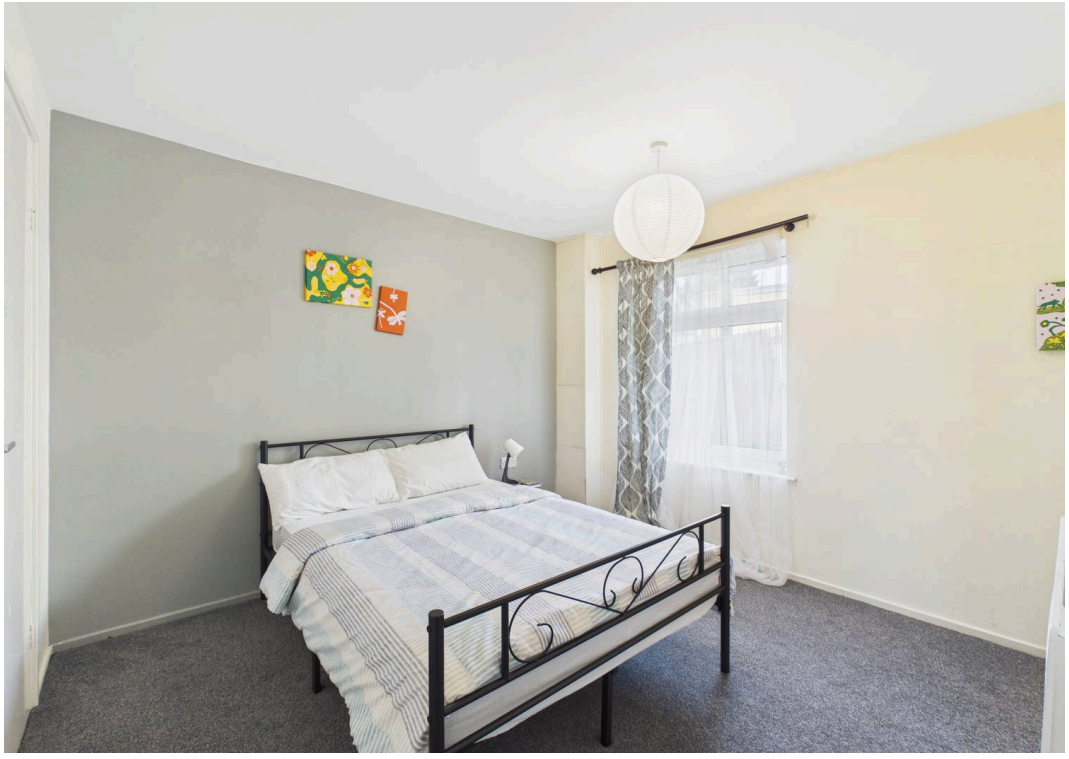
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

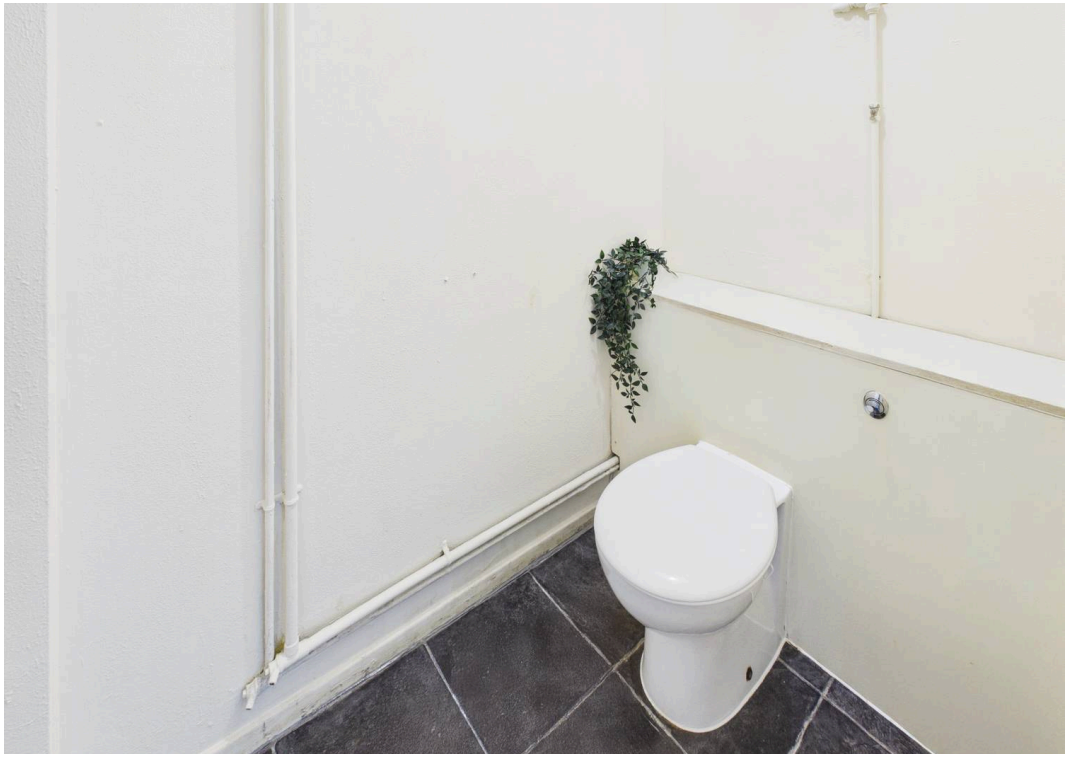
- Duplex maisonette in a convenient residential location
- Offered to the market with no onward chain
- Close to amenities, city bound bus links and shops
- Ideal opportunity for investors
- Welcoming ground floor entrance hall with storage cupboards
- Front aspect kitchen equipped with a range of base and wall units
- Bright rear aspect lounge dining/room enjoying lovely views
- Two lower ground floor double bedrooms with built-in storage
- Modern bathroom with a separate WC for added convenience
- Low-maintenance westerly facing garden with seating area

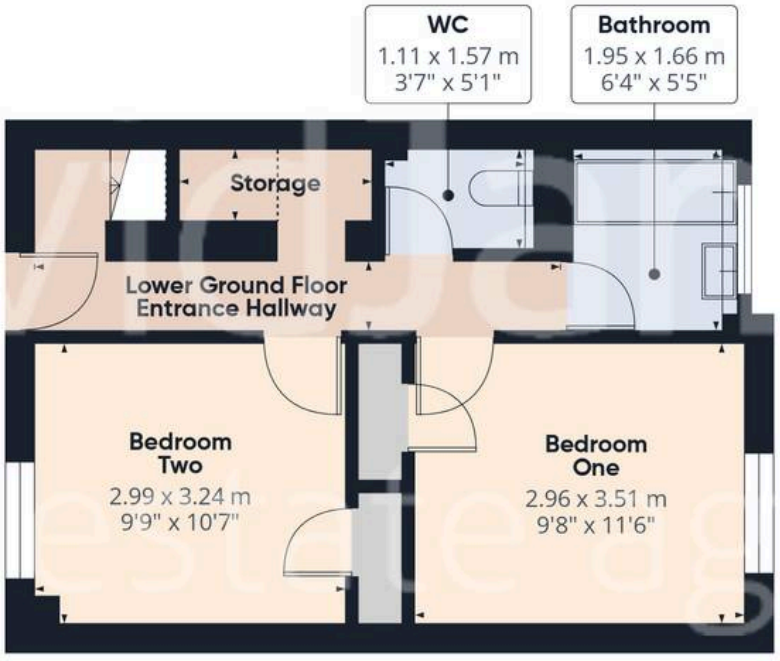












Floor 0



Floor 1



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Approximate total area(1)

67.9 m²

732 ft²

Reduced headroom

1 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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