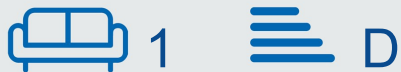


Thorncliffe Rise

Nottingham
NG3 5BS

Offers Over £179,950



 0115 841 1155



- Situated within the Mapperley Park Conservation Area
- Characterful conversion
- Private ground floor entrance
- Two bedrooms arranged over two floors
- EPC Band D / Council Tax Band C
- Approximately one mile from Nottingham City Centre
- Maisonette-style accommodation mainly over two floors
- Spacious semi-open-plan lounge
- Second-floor bedroom with rooftop views
- Tenure - Leasehold

Thorncliffe Rise, Nottingham, NG3 5BS

Key Features

Situated within the highly desirable Mapperley Park Conservation Area, approximately one mile from Nottingham City Centre, this charming maisonette enjoys easy access to an excellent range of amenities, including shops, restaurants, leisure facilities, and transport links.

Forming part of an attractive property that has been thoughtfully converted into a number of maisonette-style apartments, this apartment offers characterful accommodation arranged over two floors, combining original charm with a semi versatile layout.

The accommodation is accessed via a private ground floor entrance, with stairs rising to the main living space. The first floor comprises a landing, a bright and airy semi-open-plan lounge, separate kitchen equipped with a range of units. The property also features two bedrooms arranged over the first and second floors upper with the second-floor bedroom enjoying elevated rooftop views.

Offering a unique layout and an enviable location within one of Nottingham's most sought-after residential districts, the property presents an ideal opportunity for first-time buyers, professionals, or investors alike.



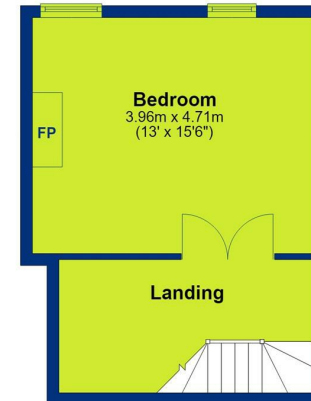
Thornccliffe Rise, Nottingham, NG3 5BS



First Floor
Approx. 62.5 sq. metres (672.3 sq. feet)



Second Floor
Approx. 28.6 sq. metres (308.1 sq. feet)

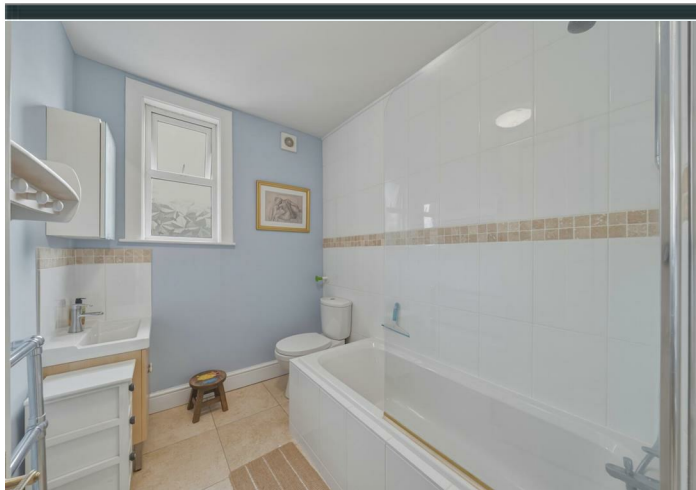


Total area: approx. 91.1 sq. metres (980.4 sq. feet)



0115 841 1155

Thornccliffe Rise, Nottingham, NG3 5BS




Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.