



31 Elgar Gardens, Nottingham - NG3 2HW

Guide Price £90,000



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

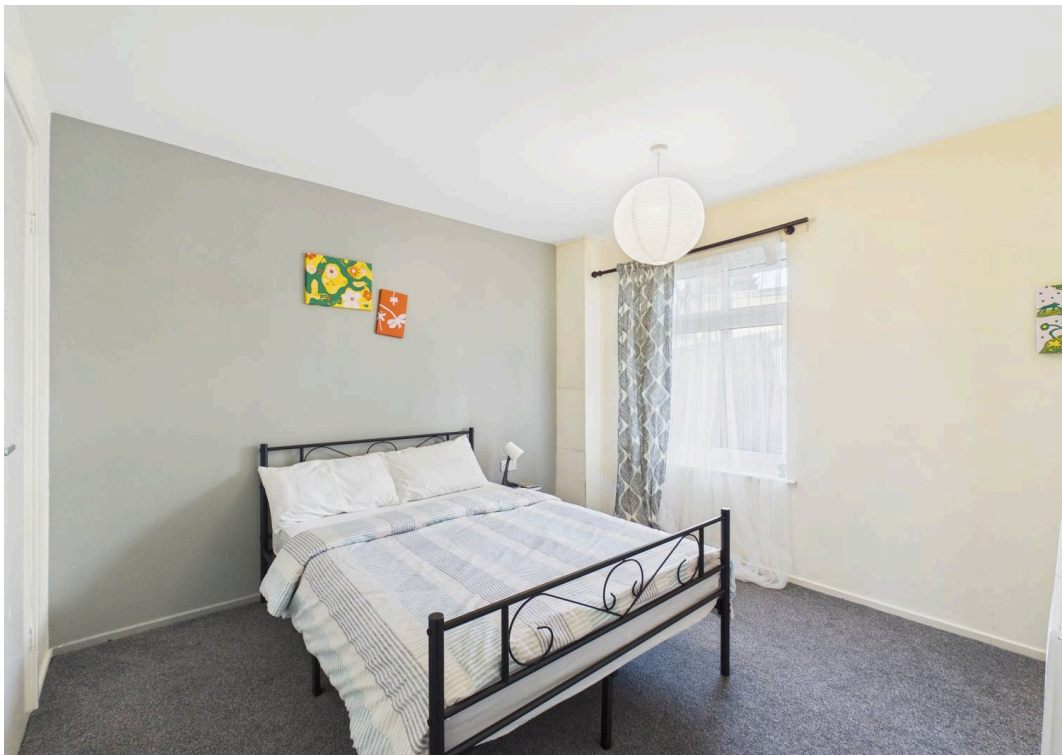
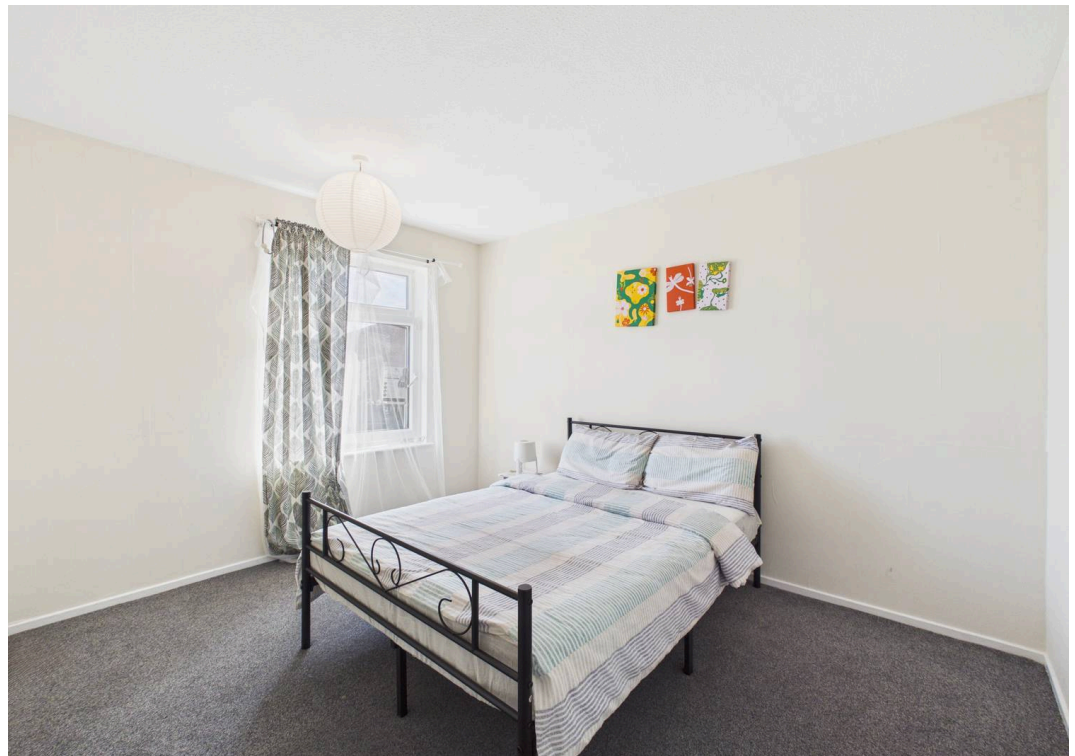
Tenure: Leasehold

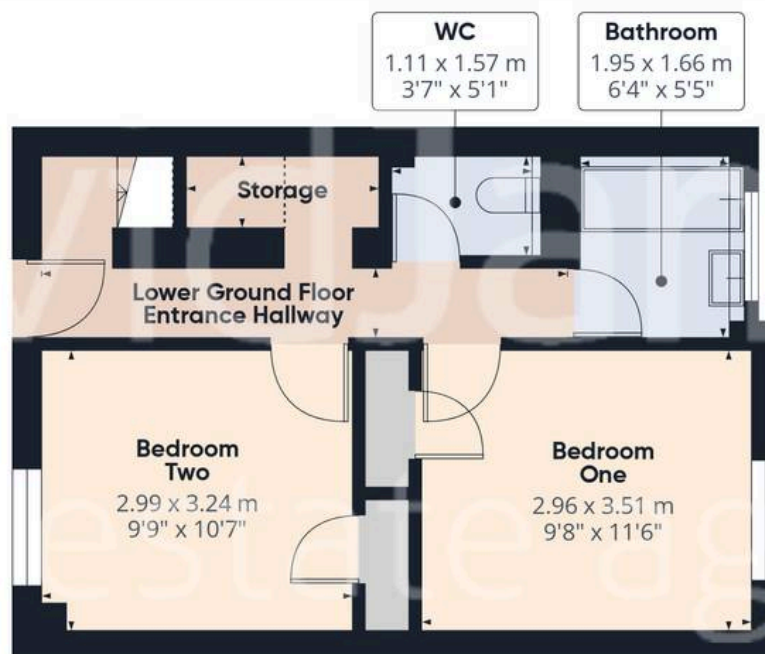
EPC Energy Efficiency Rating: D

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



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.

GIRAFFE360



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