



8 Gamston Lodge, Carlton – NG4 1DS

Guide Price £120,000

DavidJames
the estate agent



8 Gamston Lodge

Nottingham

NO CHAIN! Well-presented first floor maisonette with neutral decor, ideal for investment or first-time purchase with bright & spacious lounge, stylish kitchen, 2 double beds & modern shower room!

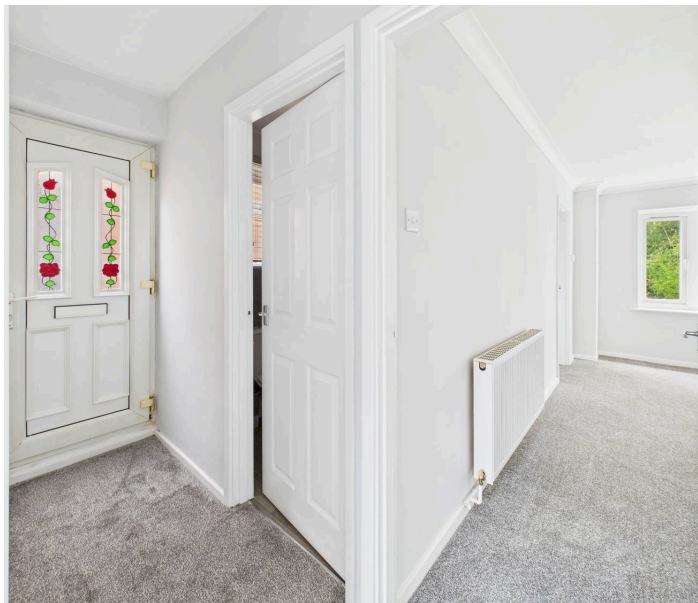
Council Tax band: A

Tenure: Leasehold

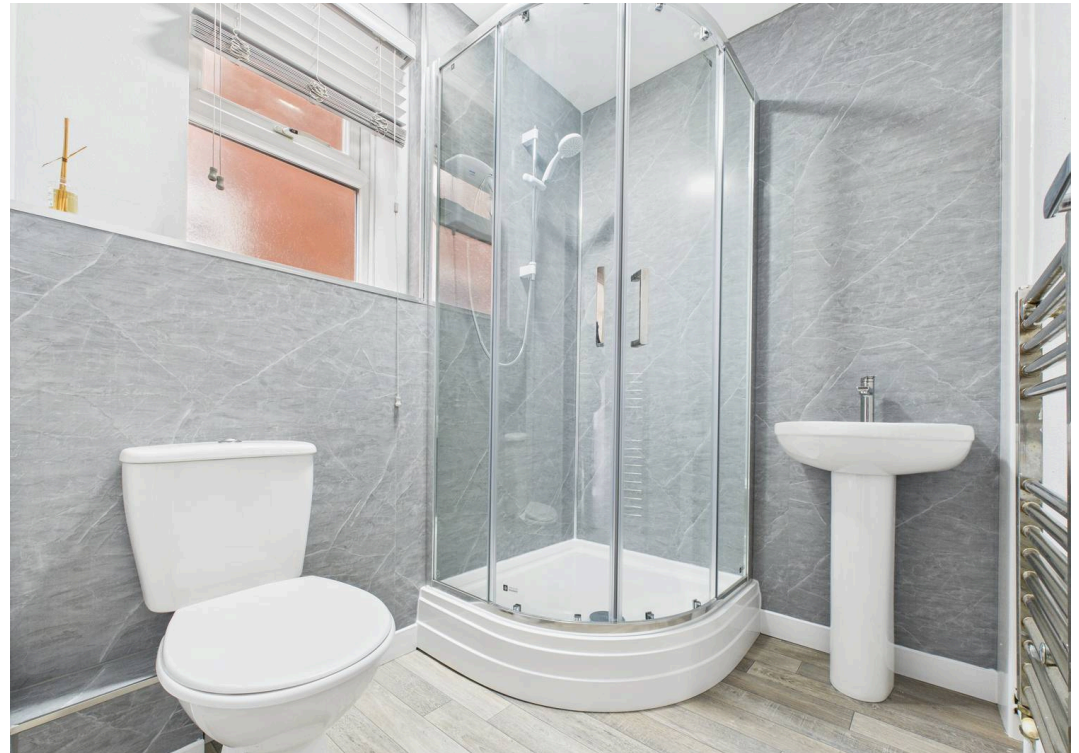
EPC Energy Efficiency Rating: C

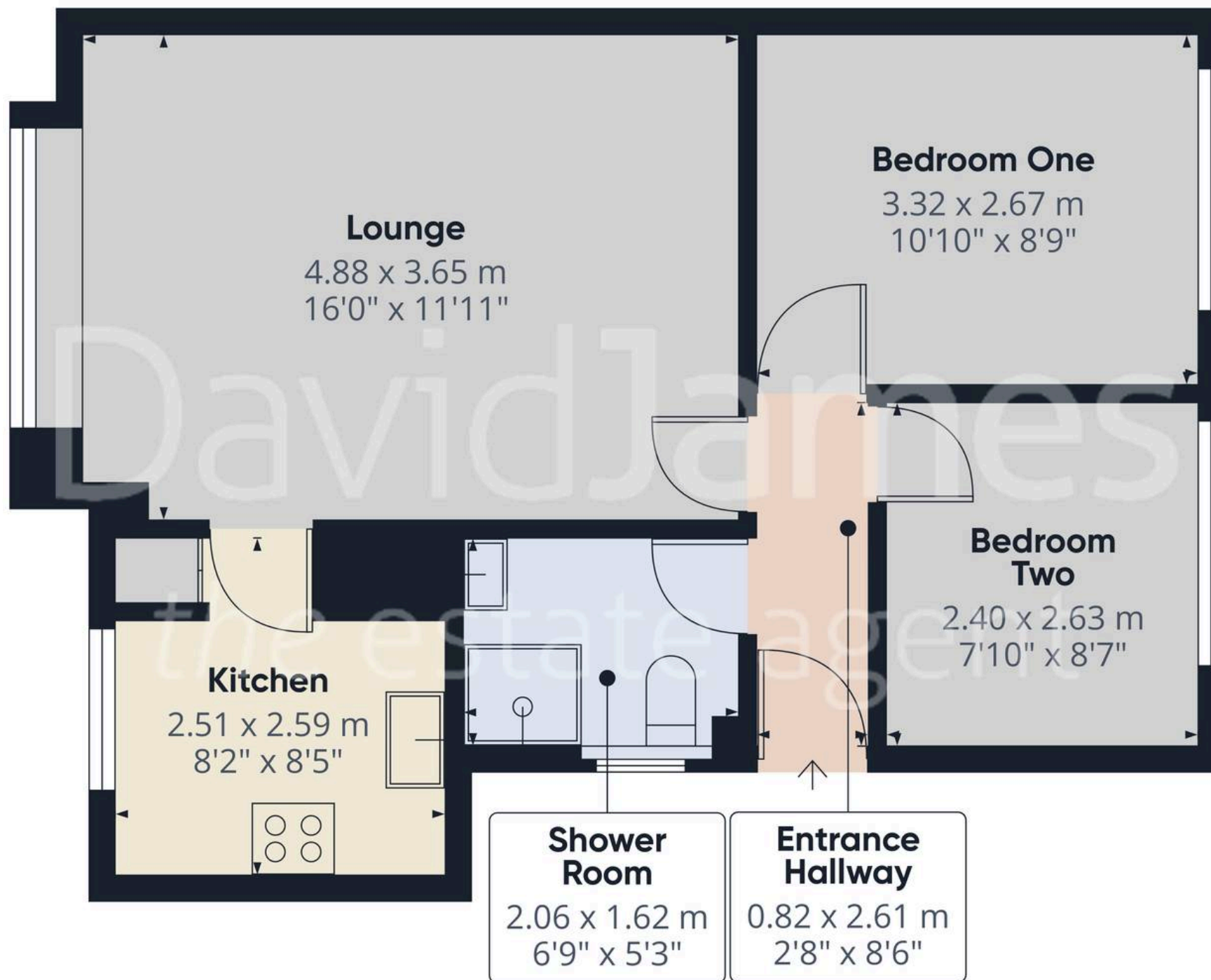
EPC Environmental Impact Rating: C

- Well-presented first floor maisonette
- Offered to the market with no upward chain
- Neutrally decorated in ready to move-in condition
- Perfect investment opportunity, first-time purchase or downsize move
- Excellent local amenities, bus and train services within easy reach
- Two well-proportioned and carpeted double bedrooms
- Bright and spacious lounge with feature bay window to the rear elevation
- Stylish shaker style kitchen with integrated appliances
- Modern shower room with white suite and electric shower
- Gas central heating with combination boiler









Approximate total area⁽¹⁾

45.5 m²

490 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



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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.