



**77 Elford Rise, Nottingham - NG3 2BP**

Guide Price **£170,000 - £180,000**





## 77 Elford Rise

Nottingham

GUIDE PRICE £170,000-£180,000 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

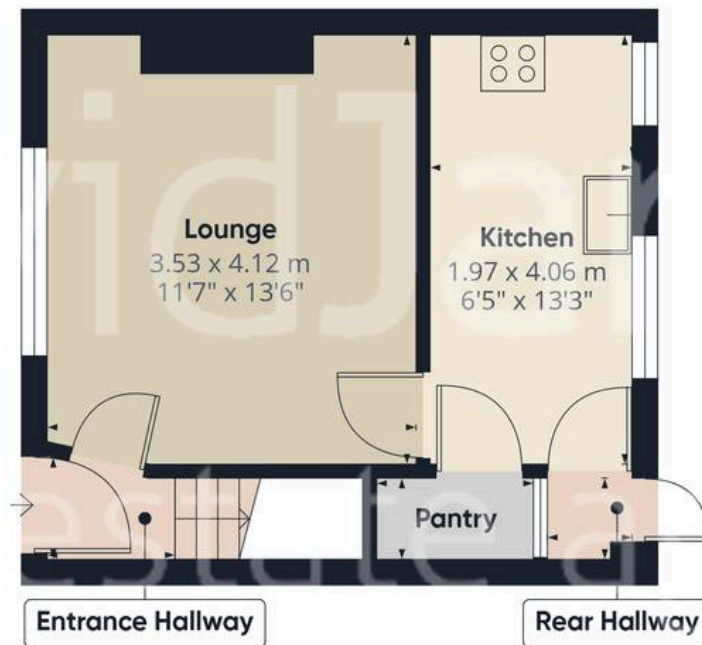
EPC Energy Efficiency Rating: D

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



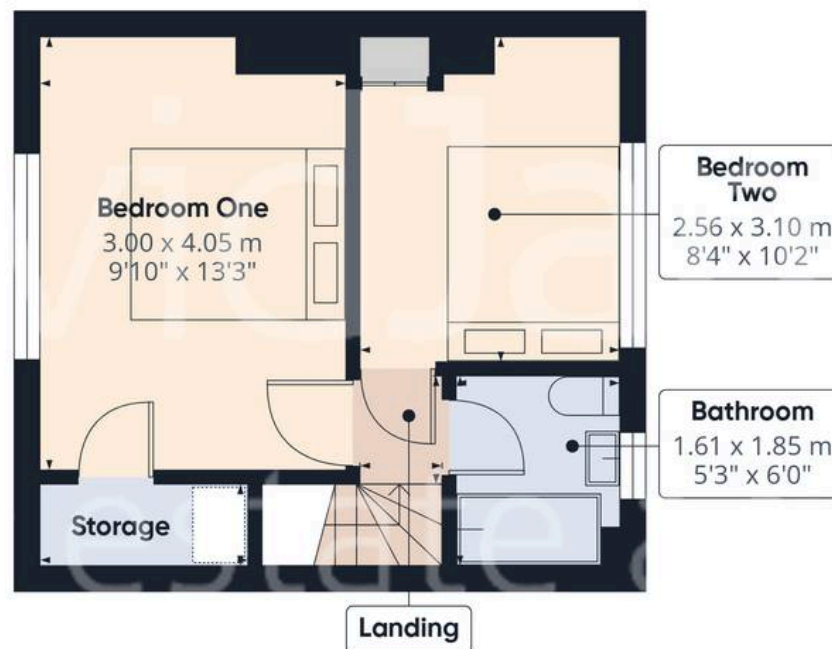




Floor 0

Approximate total area<sup>(1)</sup>

51.7 m<sup>2</sup>  
557 ft<sup>2</sup>



Floor 1

(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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