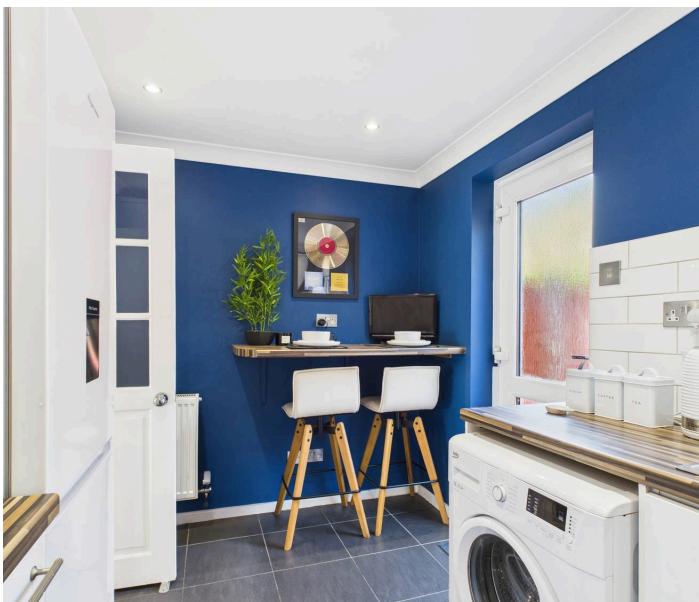




**41 Corsham Gardens, Nottingham – NG3 6LZ**

Guide Price **£190,000**

**David James**  
the estate agent



## 41 Corsham Gardens

Nottingham, Nottingham

Delightful end-townhouse offered with no chain and ideal for first-time buyers or investors. Bright lounge, breakfast kitchen, 2 beds, modern shower room and a low-maintenance garden. A must-view!

Council Tax band: A

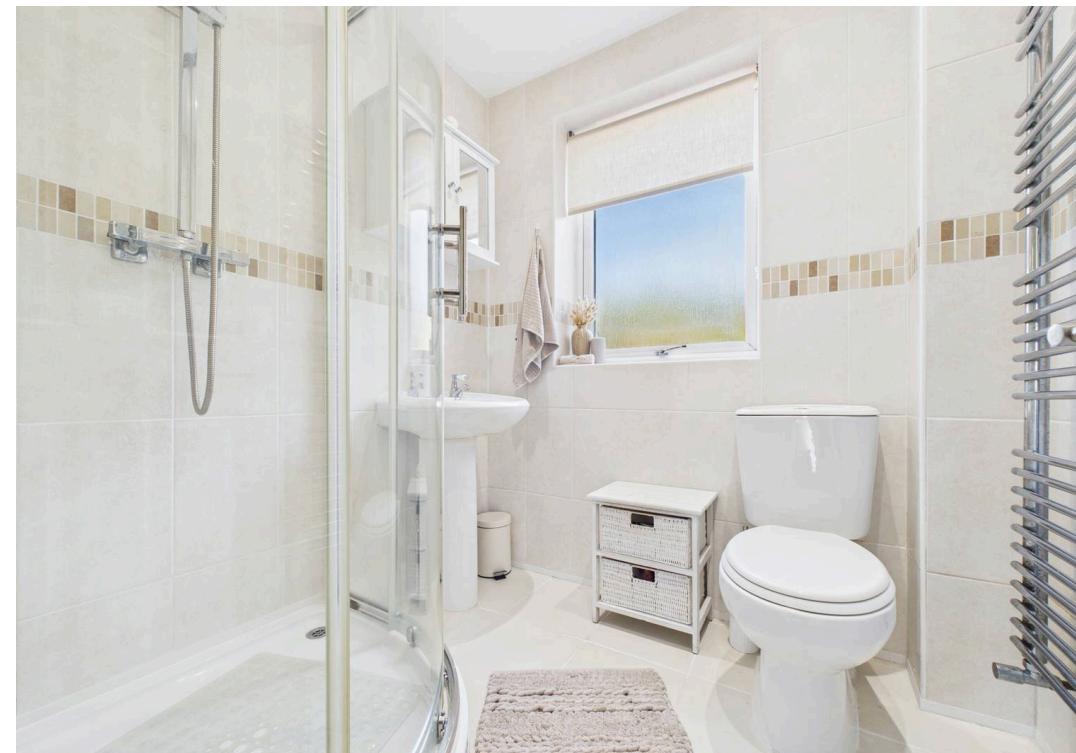
Tenure: Freehold

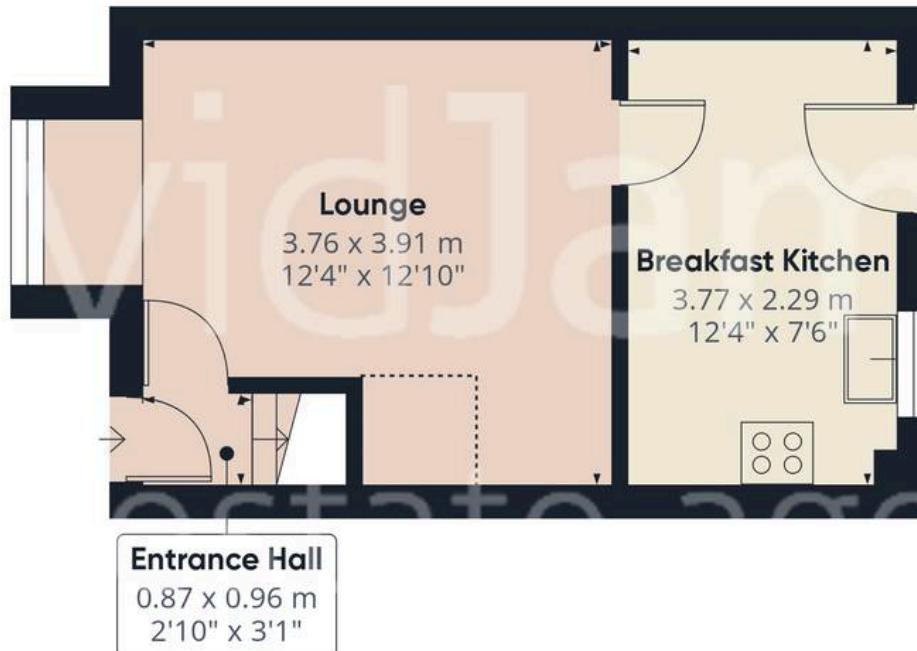
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully-presented end townhouse
- Offered to the market with no upward chain
- Cul-de-sac location
- Within easy reach of local amenities and frequent bus services to Nottingham City Centre
- Ideal for a first-time buyer or investor
- Bright and spacious lounge with feature panelling
- Modern breakfast kitchen with integrated NEFF cooking appliances
- Two bedrooms (main bedroom with useful in-built wardrobe/storage)
- Fully tiled modern shower room with a three-piece suite
- Low-maintenance block paved rear garden with timber fencing for privacy







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

45.78 m<sup>2</sup>  
492.77 ft<sup>2</sup>

Reduced headroom  
0.79 m<sup>2</sup>  
8.56 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



## David James Estate Agents

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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.