



**Cambria Mews, Nottingham, NG3 4GZ**  
Offers Over £150,000 Leasehold

  
**MARTIN&CO**



# Cambria Mews, Nottingham

2 Bedrooms, 1 Bathroom

Offers Over £150,000

- Two Bedroom Ground Floor Maisonette
- Landscaped, Private Garden
- Long Lease
- Low Ground Rent & No Service Charges
- No Onward Chain
- Open Plan Living
- Parking Space & Permit Parking

Affording a rare opportunity to acquire this fantastic two bedroom ground floor maisonette which benefits from a well proportioned, landscaped private garden, off road parking, long lease, low ground rent and no service charges it serves as a perfect first time purchase or investment opportunity. Being offered to the market with no onward chain the accommodation comprises of an entrance hall opening out into a spacious lounge/diner with modern fitted kitchen off,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	77 C
39-54	E		
21-38	F		
1-20	G		

two bedrooms and a fitted bathroom. Offering a neutral and modern interior throughout, early viewing is strongly recommended.

**HALLWAY** 9' 8" x 4' 6" (2.95m x 1.37m) Accessed via an external uPVC door with wood effect laminate flooring, storage cupboard and ceiling light.

**OPEN PLAN LIVING/DINING/KITCHEN** 19' 10" x 16' 4" (6.05m x 4.98m) This bright and spacious open plan space has wood effect laminate flooring, wall mounted electric panel heater, uPVC double glazed French Doors to the garden and ceiling light. The fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a stainless steel and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing, wood effect laminate flooring, uPVC double glazed window and ceiling light.

**MASTER BEDROOM** 13' 3" x 9' 10" (4.04m x 3m) With wood effect laminate flooring, wall mounted electric

panel heater, uPVC double glazed window and ceiling light.

**BEDROOM TWO** 10' 6" x 6' (3.2m x 1.83m) With wood effect laminate flooring, wall mounted electric panel heater, uPVC double glazed window and ceiling light.

**BATHROOM** With a fitted suite comprising of a panelled bath with chrome mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl flooring, wall tiling, opaque uPVC double glazed window and ceiling light.

**EXTERNAL** The property benefits from a landscaped, enclosed garden which is laid to lawn with a sandstone paved patio, gravelled area with shed, fenced boundary and secure gate access. The property has an off road parking space and a free permit for on road parking is available from Nottingham City Council.













## Martin & Co Nottingham

1 Russell Place • Talbot Street • Nottingham • NG1 5HJ  
T: 0115 8533230 • E: [nottingham@martinco.com](mailto:nottingham@martinco.com)

**0115 8533230**

<http://www.martinco.com>



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