



7 Nicholson Close, Redhill – NG5 8RQ

25% Ownership **£72,500**

DavidJames
the estate agent



7 Nicholson Close

Redhill, Nottingham

25% SHARED OWNERSHIP! Beautifully presented modern 3-storey semi-detached in the sought-after area of Redhill with spacious lounge/dining room, modern kitchen, 3 beds, west-facing garden & driveway!

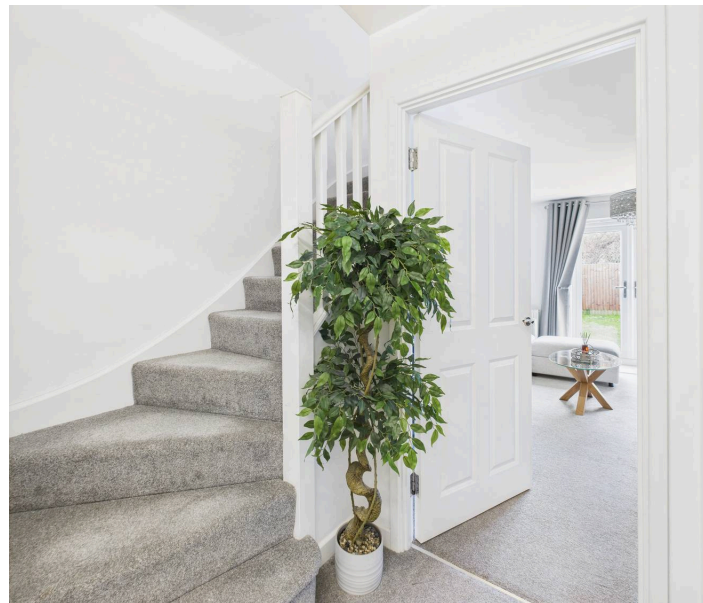
Council Tax band: B

Tenure: Leasehold

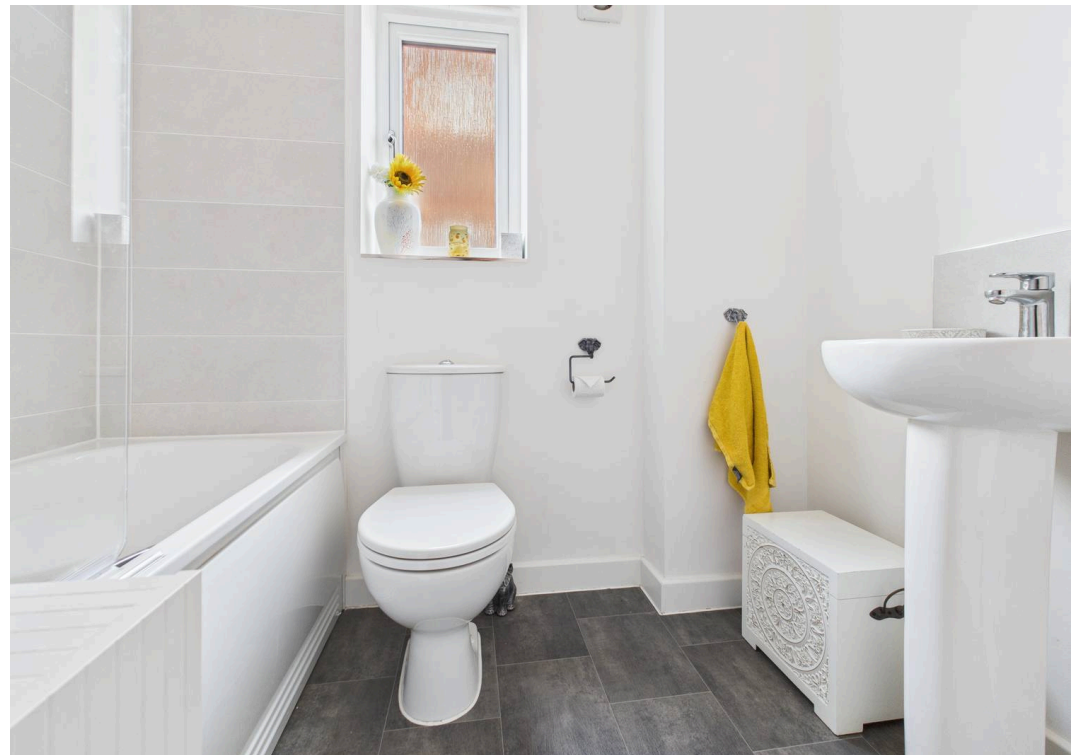
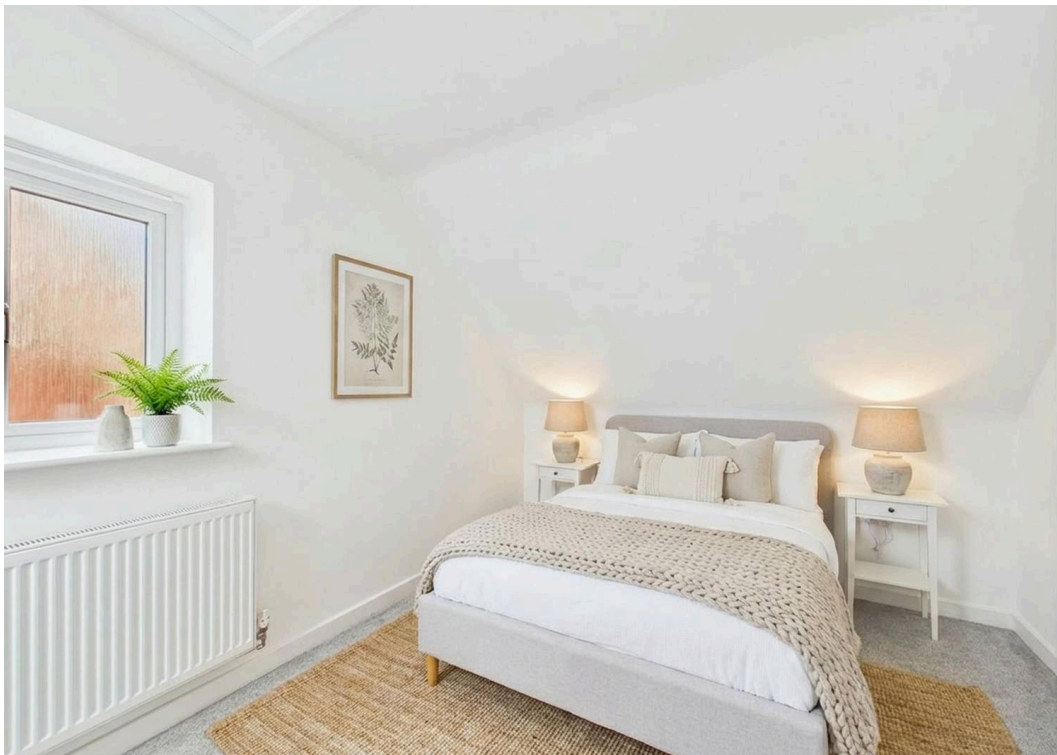
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Beautifully-presented modern three-storey semi-detached home with 25% ownership
- Located in the highly sought-after Redhill
- An appealing opportunity for first-time buyers and growing families
- Easy access to local amenities, excellent transport links and schools
- Immaculately presented lounge/dining room with feature French doors open directly onto the rear garden
- Stylish modern kitchen featuring integrated cooking appliances alongside space for freestanding appliances
- Two generous first floor double bedrooms
- Bright and spacious second floor double bedroom with walk-in wardrobe/storage room and additional storage cupboard
- Modern bathroom fitted with a three-piece white suite with mains-fed shower over the bath
- Private west-facing rear garden with lawn and patio plus a side tandem driveway for two vehicles

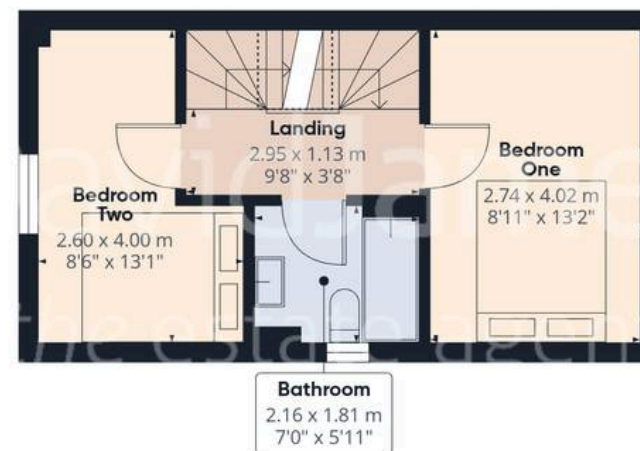








Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

74 m²

798 ft²

Reduced headroom

3.9 m²

42 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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