







£245,000

---

Wykes Avenue  
Gedling  
Nottingham  
NG4 4DF

---

EPC Rating 'E'

---

Detached house in a sought after cul-de-sac position and offered for sale with no upward chain. In brief the accommodation spans two floors and comprises an entrance lobby, downstairs WC, kitchen and lounge diner to the ground floor. To the first floor is a galleried landing, bathroom and three good size bedrooms. There is parking and an integral garage at the front and a landscaped garden to the rear. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.





UPVC DOUBLE GLAZED DOOR TO-

#### ENTRANCE LOBBY

uPVC double glazed opaque window to the side, doors to the garage, WC and to-

#### KITCHEN

12' 4" x 7' 10" (3.78m x 2.39m)

Fitted wall and base units with a work surface incorporating a one and a half bowl sink unit with mixer tap. Oven, five ring gas hob and stainless steel extractor hood. Cupboard housing a floor standing boiler, breakfast bar, tiled splash backs, tiled flooring, radiator and a uPVC double glazed window to the rear. Opening to-

#### LOUNGE/DINER

27' 6" x 11' 4" (8.39m x 3.46m)

uPVC double glazed window to the front, uPVC double glazed patio doors to the rear garden, radiator, coving to the ceiling and stairs to the first floor.

#### WC

Low level WC, wash hand basin and a radiator.

#### FIRST FLOOR

#### LANDING

uPVC double glazed window to the side, built in airing cupboard housing the hot water tank, access to the loft, doors to the bedrooms and to-

#### BATHROOM

White suite comprising a low level WC, pedestal wash hand basin and panelled bath with an electric shower over. Tiled flooring, tiled splash backs, radiator, inset spotlights and a uPVC double glazed opaque window to the rear.

#### BEDROOM ONE

11' 1" x 11' 11" (3.40m x 3.64m)

uPVC double glazed window to the rear, radiator and coving to the ceiling.

#### BEDROOM TWO

11' 8" x 8' 0" (3.56m x 2.45m)

uPVC double glazed window to the front and a radiator.

#### BEDROOM THREE

11' 5" x 7' 8" (3.50m x 2.34m)

uPVC double glazed window to the front and a radiator.

#### OUTSIDE

To the front is a driveway providing off street parking and access to the integral garage. There is double gated access at the side and the rear garden has both paved and lawned areas with borders for plants and shrubs and a shed.

#### GARAGE

16' 11" x 8' 6" (5.18m x 2.61m)

Having an up and over door, personnel door in to property, power and lighting.



Tenure: Freehold

Council Tax Band C

Local Authority: Gedling Borough Council

### Property Directions:

From our office in Gedling turn right onto Main Road and take the first exit at the round about on to Arnold Lane and second right hand turn onto Wykes Avenue. The property can be identified by our for sale board.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

### Gedling

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

### Contact Us

[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[gedling@lesleygreaves.co.uk](mailto:gedling@lesleygreaves.co.uk)  
0115 987 7337

GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropro ©2021



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Company Registration Number: 5773186 | VAT Number: 917862296