

















£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/DINE R

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

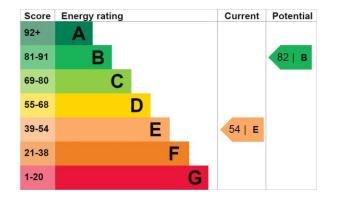
GROUND FLOOR 588 sq.ft. (54.6 sq.m.) approx. 1ST FLOOR 471 sq.ft. (43.8 sq.m.) approx.

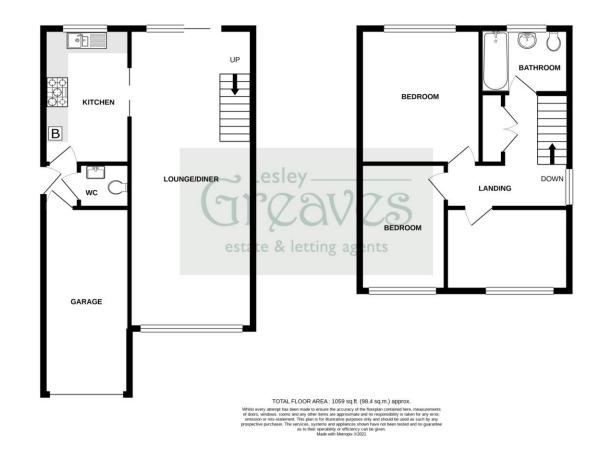
Council Tax Band C

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.







Gedling

20 Main Road Gedling Nottingham NG4 3HP

Contact Us

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