



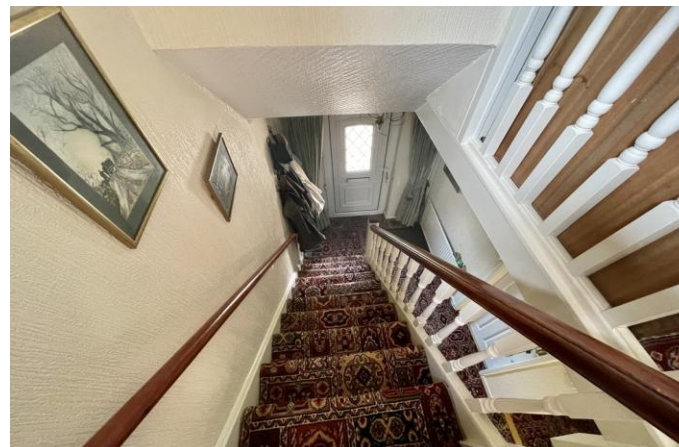


£250,000

Victoria Street
Gedling
Nottingham
Nottinghamshire
NG4 3JE

EPC Rating 'E'

Three bedroom detached house close to village shops. In brief the property comprises of a lounge/diner, kitchen/diner and a downstairs WC, to the first floor are three bedrooms and a bathroom. The property has gas heating system, alarm system and is double glazed throughout. Gedling has a range of amenities with local schools, shops and easy access to Nottingham and Mapperley town centre. To the rear is a patio area with borders for plants and shrubs, storage shed and is enclosed by a wall and hedge to the perimeter. There is also a second driveway accessed via Westdale Lane.





UPVC DOOR TO -

ENTRANCE HALLWAY

Stairs to the first floor, radiator, under stair cupboard and doors to the lounge, kitchen and WC.

WC

Low level WC, wash hand basin with storage cupboard below, an extractor and a double glazed frosted window to the side.

LOUNGE / DINER

26' 9" x 11' 0" (8.17m x 3.36m)

Double glazed walk-in bay window to the front, radiator, gas fire and an open fire. Door to the kitchen diner.

KITCHEN AREA

10' 4" x 5' 11" (3.15m x 1.81m)

With a range of fitted wall and base units sink with mixer tap, plumbing for a washing machine, gas hob, oven, radiator, uPVC double glazed window to the rear and double glazed window to the side.

DINING AREA

17' 5" x 10' 9" (5.31m x 3.28m)

Doors to living dining room, uPVC double glazed windows and stable doors to the rear.

LANDING

Double glazed window to the side and doors to the bedrooms and bathroom. Loft hatch to ceiling.

BEDROOM THREE

7' 2" x 0' 0" (2.19m x 2.10m)

Double glazed window to the front, radiator and built-in storage cupboard over stair bulk head.

BEDROOM TWO

12' 8" To the face of the wardrobe x 8' 5" (3.87m x 2.57m)

Double glazed walk in bay window to the front, radiator and fitted wardrobe with over head storage.

MASTER BEDROOM

13' 8" To the back of the wardrobe x 11' 0" (4.18m x 3.36m)

Double glazed window to the rear, radiator and fitted wardrobe with over head storage.

SHOWER ROOM

Three piece bathroom suite comprising a low level WC, shower enclosure and pedestal sink. Chrome towel rail, tiled flooring and partly aqua board walls.

OUTSIDE

To the rear is a patio area, lawned garden with borders for plants and shrubs, storage sheds and is enclosed by a wall and hedge to the perimeter. There is also extra parking to the rear accessed via Westdale Lane.



Tenure: Freehold

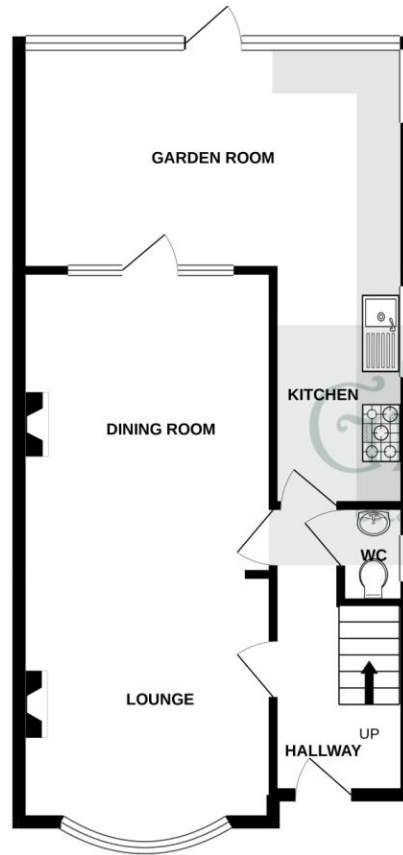
Council Tax Band C

Local Authority: Gedling Borough Council

Property Directions:

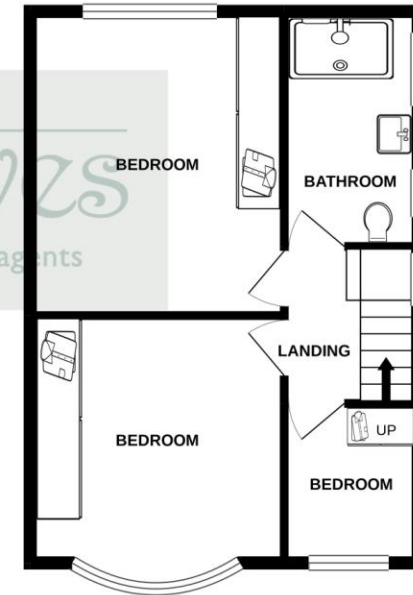
From Main Road turn left onto Albert Street and a left hand turn onto Victoria Street where the property can be found on the left hand side.

GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.8 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.
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1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

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