





£245,000

Roslyn Avenue
Gedling
Nottingham
Nottinghamshire
NG4 3NJ

EPC Rating 'D'

Three bedroom semi detached property located close to an excellent range of amenities for the whole family. The property, located within this extremely popular and established residential suburb, occupies a very generously sized plot with a private rear garden. In brief, the accommodation comprises a reception hallway with storage cupboards, living room, kitchen diner, rear lobby and WC to the ground floor. To the first floor there are three good bedrooms and a family bathroom. We would advise that an internal viewing is imperative as it is the only way to see all this home could offer you. Contact us now to book your viewing appointment.





COMPOSITE DOOR TO-

HALLWAY

Stripped wooden flooring, column radiator, built in storage cupboard housing the electric meter, door to living room and an under stair storage cupboard housing the gas meter.

LIVING ROOM

11' 11" into bay x 9' 11" (3.64m x 3.03m)

uPVC double glazed bay window to the front, radiator and stripped wooden flooring.



KITCHEN DINER

19' 8" x 16' 3" (6m x 4.96m)

With a range of fitted wall and base units, wooden worktops, space for range oven, tiled splash backs, stripped wooden flooring, radiator, Belfast sink, uPVC double glazed doors to the rear, two uPVC double glazed windows to the side, tiled flooring and a door to-

REAR LOBBY

Tiled flooring, radiator and an opening to -



WC

Tiled flooring, low level WC, floating sink and a uPVC double glazed window to the rear.

LANDING

Doors to three bedrooms and family bathroom, uPVC double glazed window to the side and loft hatch with ladder to fully boarded loft.

MASTER BEDROOM

10' 11" x 10' 4" (3.35m x 3.17m)

uPVC double glazed window to the to the rear, stripped wooden flooring and radiator.

BEDROOM TWO

12' 5" into bay x 10' 9" (3.79m x 3.29m)

uPVC double glazed bay window to the front and radiator.

BEDROOM THREE

8' 0" x 6' 0" (2.44m x 1.83m)

uPVC double glazed window to the front, loft hatch and radiator.

FAMILY BATHROOM

Three piece white suite comprising a low flush WC, pedestal wash hand basin and panelled bath with mains fed shower over, party tiled walls, vinyl flooring, chrome heated towel rail and a uPVC double glazed window to the rear.

OUTSIDE

To the front of the property there is a long driveway leading to a wooden garage. There is also a gravelled frontage with a number of plants and shrubs. To the rear is a garden with a range of plants, shrubs, raised beds, patio and decked seating areas.

Tenure: Freehold

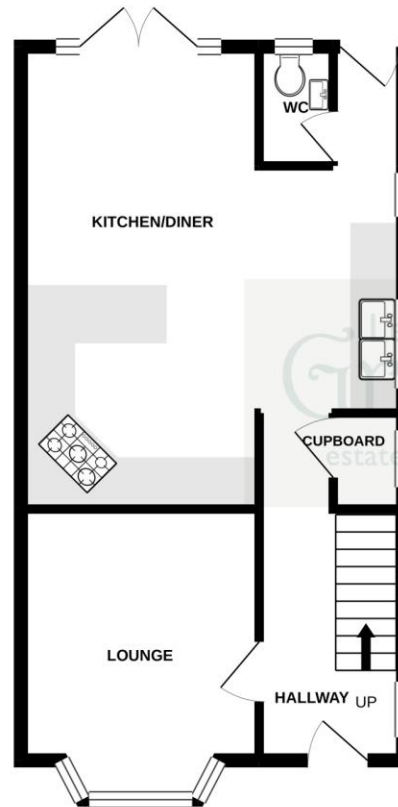
Council Tax Band B

Local Authority: Gedling Borough Council

Property Directions:

Proceed along Westdale Lane turning right in to Roslyn Avenue the property can be found on the left hand side.

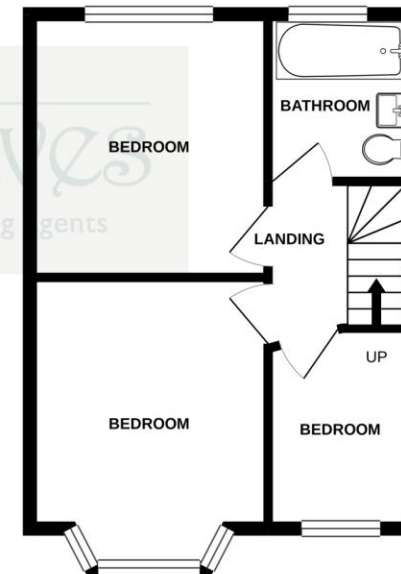
GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 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 Metropix ©2021

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Gedling

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us

www.lesleygreaves.co.uk
gedling@lesleygreaves.co.uk
0115 987 7337

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

