



LESLEY
GREAVES
estate & letting agents





£375,000

Duncroft Avenue
Gedling
Nottingham

NG4 3FY

EPC Rating D

Looking for something with scope for renovation? Look no further than this quaint traditional three bed detached house in the popular village of Gedling. To the ground floor the property comprises a porch, entrance hallway, WC, kitchen, dining room, large Victorian styled conservatory with views to the garden, living room and sitting room with multi fuel burner. To the first floor there are three good sized bedrooms and family bathroom. The property has a good sized garage with substantial workshop to the rear and occupies a sizable plot with picturesque landscaped laid to lawn garden, with a range of mature trees plants and potential allotment area at the rear. Be one of the first to view this very special period property with a plethora of potential to make a perfect family home. Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.





PORCH
2' 7" x 4' 5" (0.81m x 1.35m)

ENTRANCE HALL
13' 2" x 6' 11" (4.02m x 2.11m)

KITCHEN
13' 9" x 8' 0" (4.21 m x 2.46m)

LIVING ROOM
15' 1" x 10' 6" (4.61m x 3.21m)

SITTING ROOM
12' 0" x 6' 10" (3.67m x 2.09m)

DINING ROOM
16' 3" x 10' 5" (4.96m x 3.20m)

CONSERVATORY
22' 5" x 8' 8" (6.85m x 2.65m)

LANDING
7' 8" x 4' 1" (2.34m x 1.25m)

MASTER BEDROOM
13' 10" x 10' 9" (4.24m x 3.30m)

BEDROOM TWO
10' 9" x 10' 3" (3.28m x 3.14m)

BEDROOM THREE
9' 9" x 6' 11" (2.98m x 2.13m)

FAMILY BATHROOM
L shape 7' 11" x 6' 11" narrowing to 3' 10" (2.42m x 1.19m)

GARAGE
20' 11" x 9' 9" (6.40m x 2.98m)

WORKSHOP
18' 7" x 9' 5" (5.67m x 2.88m)



Tenure: Freehold

Council Tax Band B

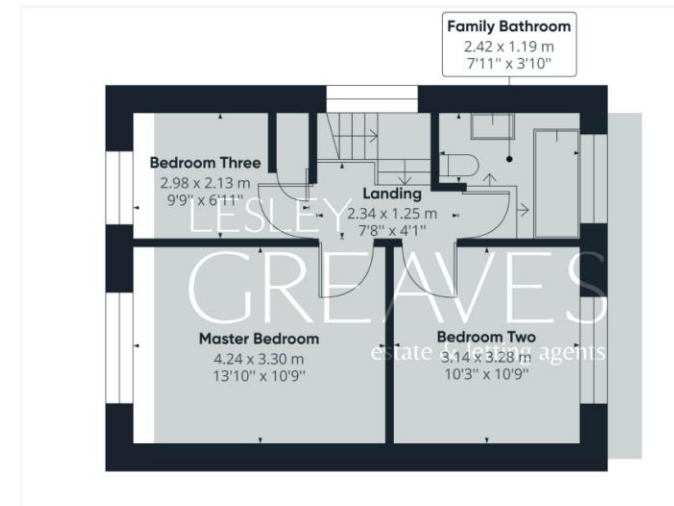
Local Authority: Gedling Borough Council

Property Directions:

From our office turn immediately right into Duncroft Avenue; The property can be found on the left hand side identified by our 'For Sale Board'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	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 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

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