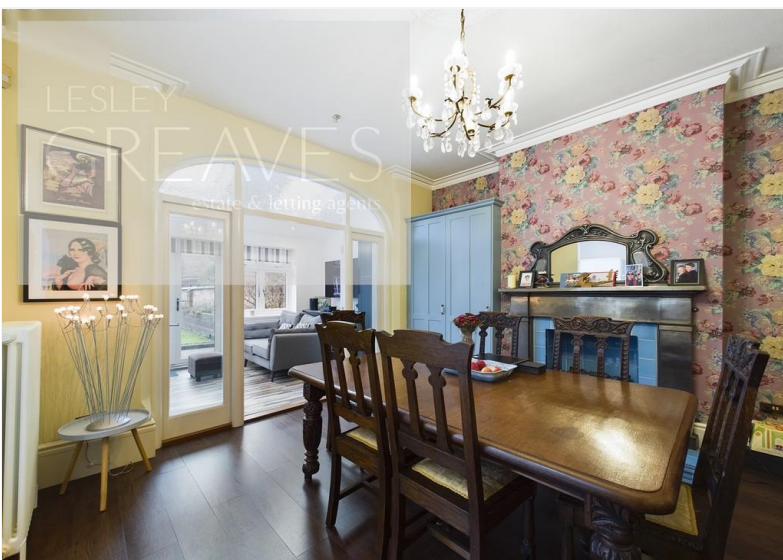




Guide Price £400,000-£425,000

Waverley Avenue, Gedling, Nottingham NG4 3HH

EPC Rating D





Three storey period house boasting traditional features and décor throughout to including ceiling coving, ceiling roses, wall panelling, stained glazing and replacement aluminium double glazed windows in a traditional sash style with some fitted shutters offered for sale with no upward chain!! In brief, the bay fronted accommodation is accessed at the front via a porch which leads to an entrance hallway, with stairs to the first floor, built in cloaks cupboard, doors to a utility room with WC, bay fronted living room with a beautiful feature fireplace and doors to the kitchen and dining room, also complete with a feature fireplace. The dining room is also open plan to the kitchen which is fitted with corian work surfaces, a range of white units incorporating an integrated dishwasher, a large cooker and American size fridge freezer. Double doors from the dining room lead to a garden room with doors onto the rear garden, fitted with units for extra storage Velux windows, heating and air conditioning unit.

To the first floor landing are stairs to the second floor loft room with under-stair storage, doors to three bedrooms and to a tasteful bathroom with a bath and a separate shower cubicle. The master bedroom is fitted with a range of wardrobes and further units.

A small landing area with built in storage into the eaves and loft room occupies the second floor and has Velux windows and further storage into the eaves.

The annex has a living room/office space with kitchenette and shower room within the delightful rear garden creating a great space to work from or to escape to.

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.

- Freehold
- Council tax band C

LIVING ROOM 16' 10" into bay x 11' 6" into recess (5.13m x 3.51m)

DINING ROOM 13' 3" into recess x 12' 10" (4.04m x 3.91m)

KITCHEN 10' 11" x 10' 10" (3.33m x 3.3m)

UTILITY ROOM WITH WC 7' 6" x 5' 0" (2.29m x 1.52m)

GARDEN ROOM 16' 6" x 8' 3" (5.03m x 2.51m)

BEDROOM ONE 13' 6" into recess x 11' 6" (4.11m x 3.51m)

BEDROOM TWO 13' 5" into recess x 11' 8" (4.09m x 3.56m)

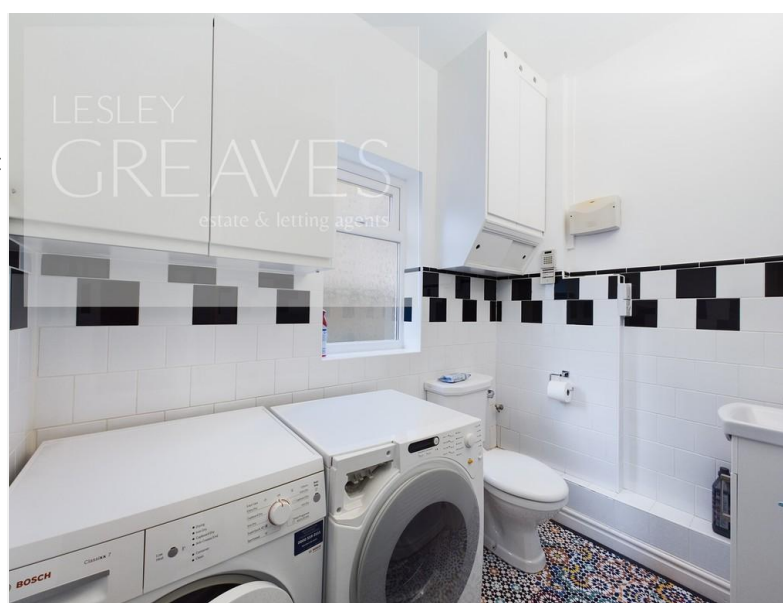
BEDROOM THREE 10' 0" x 7' 5" (3.05m x 2.26m)

BATHROOM 10' 2" x 8' 7" (3.1m x 2.62m)

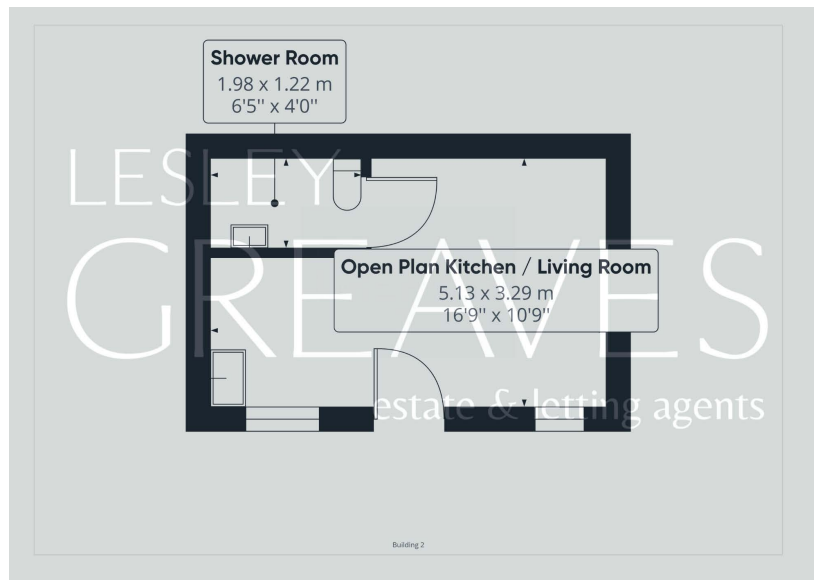
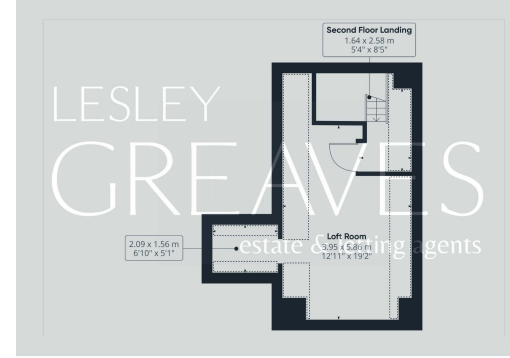
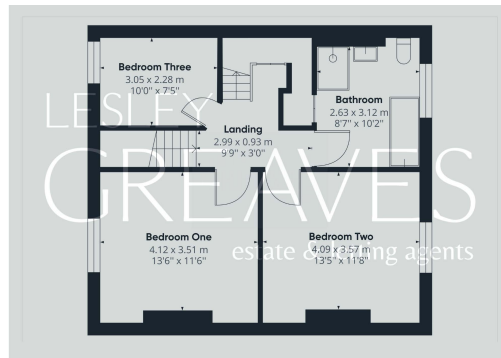
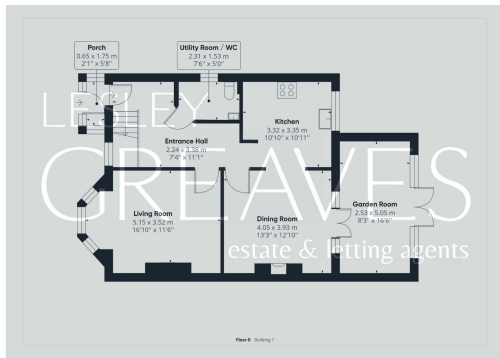
LOFT ROOM 19' 2" to the maximum x 12' 11" reduced head height (5.84m x 3.94m)

ANNEX OPEN PLAN KITCHEN LIVING ROOM 16' 9" x 10' 9" L shape, maximum measurements (5.11m x 3.28m)

ANNEX SHOWER ROOM 6' 5" x 4' 0" (1.96m x 1.22m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	77   C
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road  
Gedling  
Nottingham  
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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

