



Offers In Excess of £220,000

Stanhope Road, Gedling, Nottingham NG4 4HN

EPC Rating C



Modernised and beautifully presented semi-detached house with a lawn garden to the rear. In brief the accommodation spans two floors and comprises an entrance hallway, lounge diner with dual aspect windows, re-fitted white gloss kitchen and conservatory to the ground floor. There are three good size bedrooms to the first floor and a re-fitted spa style four piece bathroom with freestanding bath and separate shower cubicle. 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

ENTRANCE HALL 10' 4" x 5' 6" to the maximum (3.15m x 1.68m)

KITCHEN 14' 8" x 10' 4" (4.47m x 3.15m)

CONSERVATORY 9' 9" x 9' 4" irregular shape (2.97m x 2.84m)

LOUNGE/DINER 20' 10" x 11' 10" into recess (6.35m x 3.61m)

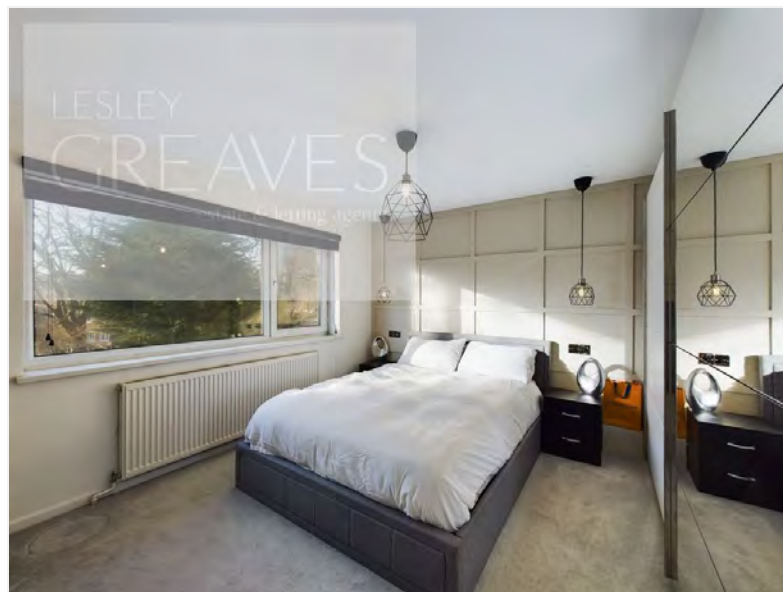
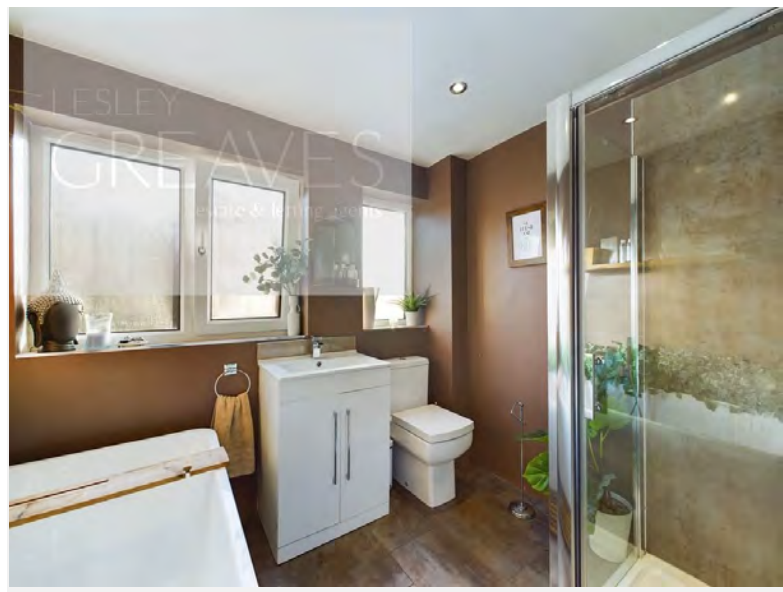
BATHROOM 8' 0" x 7' 7" (2.44m x 2.31m)

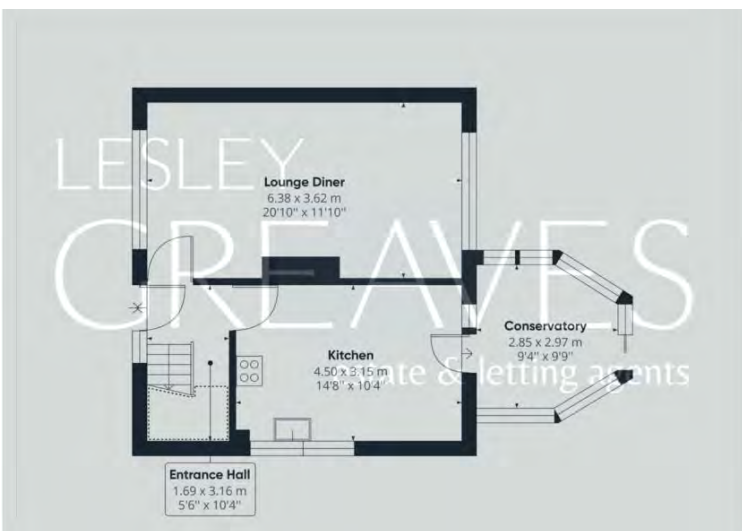
BEDROOM ONE 11' 10" x 11' 4" (3.61m x 3.45m)

BEDROOM TWO 11' 10" x 9' 2" (3.61m x 2.79m)

BEDROOM THREE 10' 6" x 6' 3" (3.2m x 1.91m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

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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.



Company Registration Number: 57 73 186 | VAT Number: 9 17 862 296