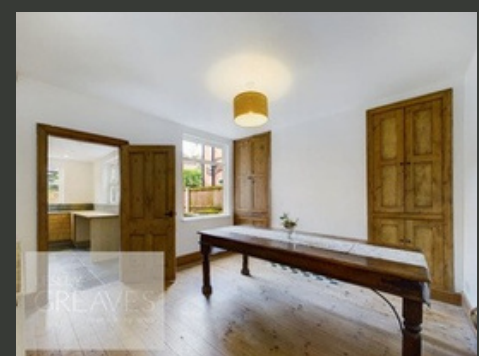




£290,000
GUIDE PRICE

WAVERLEY AVENUE
GEDLING

- PERIOD HOUSE
- NO CHAIN
- OPEN PORCH
- HARDWOOD FLOORING
- VICTORIAN FEATURES
- EPC E



Lovingly Restored Period House in Gedling with No Upward Chain

THIS LOVINGLY RESTORED PERIOD HOUSE IS RICH IN FEATURES AND OFFERED FOR SALE WITH NO UPWARD CHAIN. SPANNING TWO FLOORS,

THE PROPERTY BEGINS WITH AN OPEN PORCH FEATURING SPANISH TERRACOTTA GLAZED TILES, LEADING INTO AN ENTRANCE HALLWAY ADORNED WITH HARDWOOD ASH FLOORING, CEILING COVING, AND A STAIRCASE TO THE FIRST FLOOR.

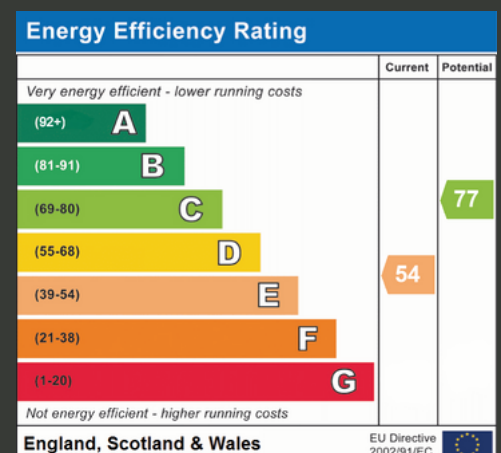
THE LIVING ROOM BOASTS CURVED WALLS, HARDWOOD ASH FLOORING, AND AN OPEN FIREPLACE WITH A NATURAL STONE HEARTH AND OAK MANTLE. THE DINING ROOM RETAINS ITS ORIGINAL VICTORIAN FLOORING, DEEP SKIRTING, AND ARCHITRAVES, WITH BUILT-IN CABINETS AND SHELVING. A DOOR LEADS TO THE WOODEN KITCHEN, WHICH FEATURES A SLATE TILED FLOOR, BEECH WORKTOPS, A DOOR TO THE REAR GARDEN, AND A SHELVED PANTRY.

THE FIRST FLOOR, ACCESSED VIA A GALLERIED LANDING WITH A BUILT-IN STORAGE CUPBOARD, HOUSES A RE-FITTED FAMILY BATHROOM WITH A VAULTED CEILING, PORCELAIN FLOOR TILES WITH UNDERFLOOR HEATING, A VELUX WINDOW, AND A MAINS-FED SHOWER OVER THE BATH. ADDITIONALLY, THERE IS AN OFFICE/DRESSING ROOM AND TWO DOUBLE BEDROOMS, WITH A CAST IRON FEATURE FIREPLACE IN THE SECOND BEDROOM.

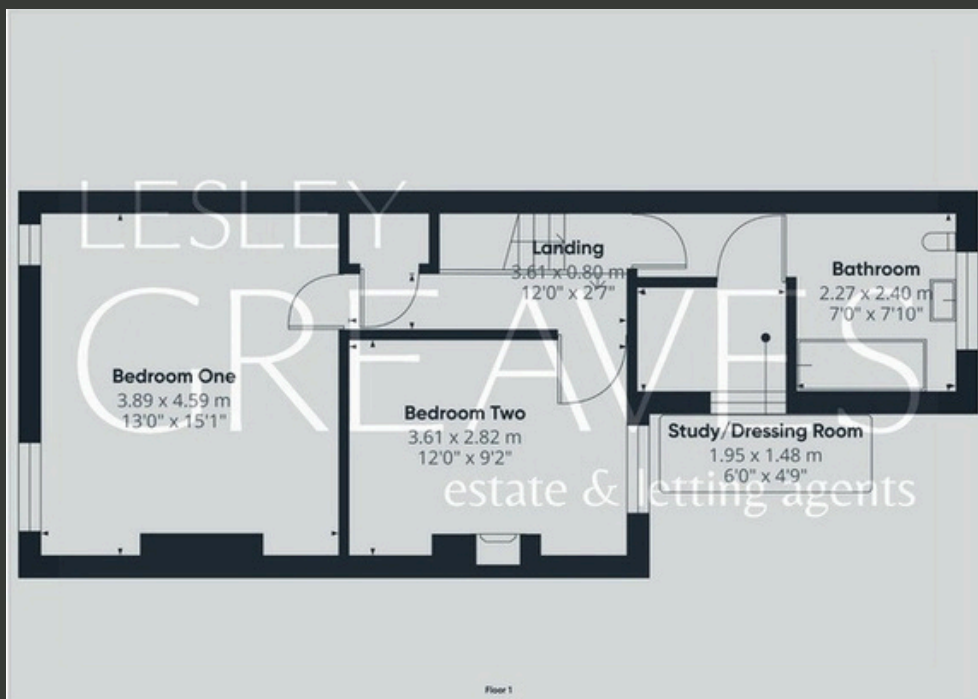
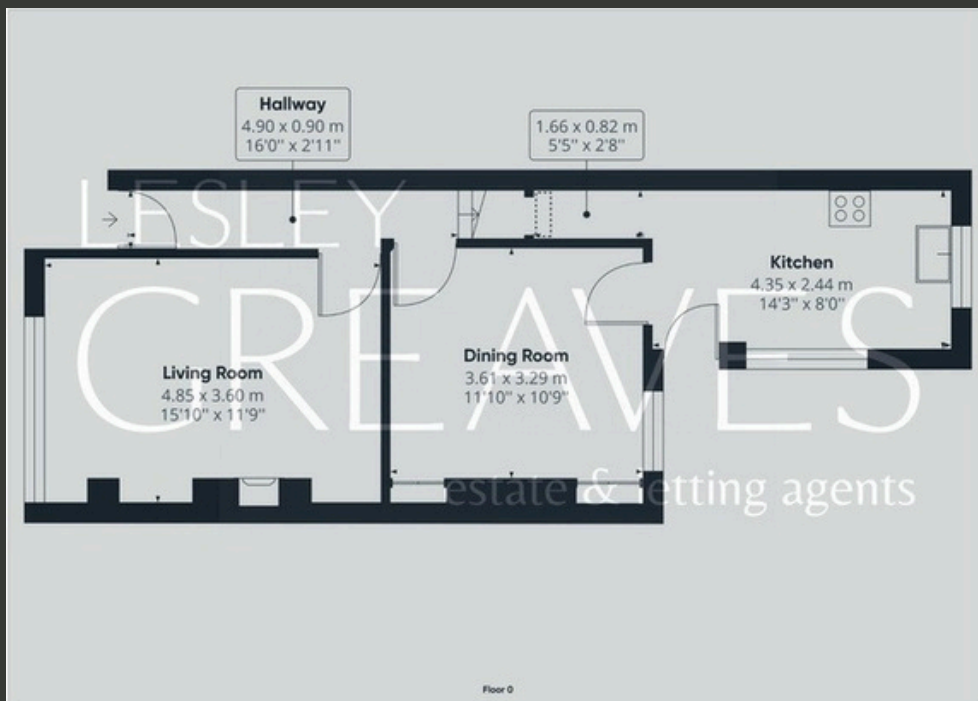
THE EXTERIOR OFFERS PARKING FOR TWO VEHICLES AT THE FRONT, WITH THE OPTION OF A DETACHED CEDAR GARAGE AVAILABLE BY SEPARATE NEGOTIATION. THE MATURE GARDENS ENHANCE THE PROPERTY'S CHARM. THE REAR FEATURES A WALLED COURTYARD-STYLE GARDEN WITH A MOSAIC-TILED PATIO AREA, A BUILT-IN BARBECUE, GATED SIDE ACCESS, AND A BRICK-BUILT outhouse with a WC. THERE IS ALSO SCOPE FOR A LOFT CONVERSION, SUBJECT TO PLANNING. THE PROPERTY IS PRESENTED WITH BRAND NEW CARPETS ON THE STAIRS, LANDING, BEDROOM TWO, AND STUDY/DRESSING ROOM.

LOCATED IN THE POPULAR RESIDENTIAL AREA OF GEDLING, THE HOUSE IS CLOSE TO SCHOOLS, SHOPS, PUBS, RESTAURANTS, PUBLIC TRANSPORT, AND LEISURE FACILITIES. GEDLING IS ALSO RENOWNED FOR ITS COUNTRY PARK, WHICH INCLUDES A PLAY AREA AND CAFÉ.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 84 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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