





Guide Price £330,000

Priory Road, Gedling, Nottingham, NG4 3LG

EPC Rating D





Three bedroom semi detached property situated in a popular location, the property benefits from gas central heating and uPVC double glazing. The property also benefits from having a separate large annex in the rear garden which has an open plan kitchen living room, separate bathroom and a bedroom. The annex has multiple use and has uPVC double glazing and electric heating. In brief the ground floor comprises of a dining room, lounge with patio doors to the conservatory and the kitchen has fitted units, free standing oven and plumbing for a washing machine. To the first floor is a family bathroom and three bedrooms. To the front of the property are double gates leading to the driveway and covered carport. The garden has grass with paved patio areas and mix of hedges and fences. 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.

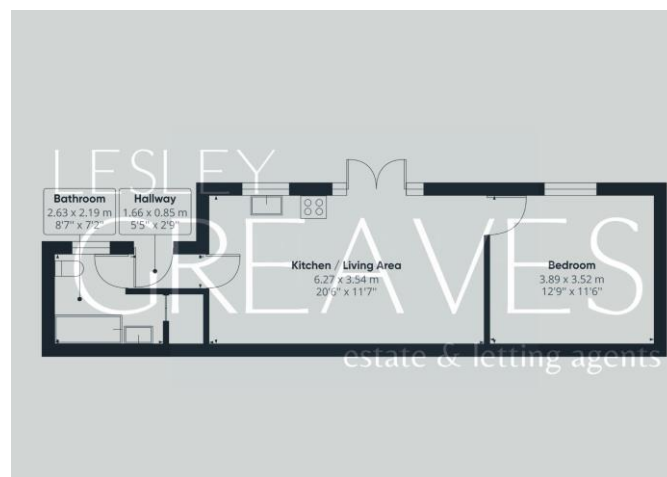
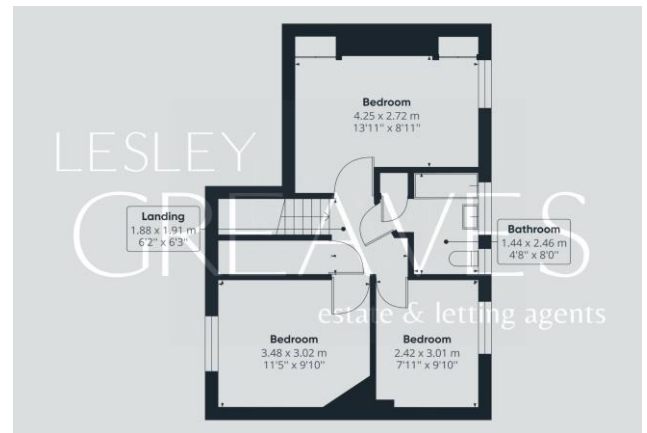
- LIVING ROOM 13' 11" x 11' 9" (4.25m x 3.60m)
- DINING ROOM 11' 6" x 9' 11" (3.51m x 3.04m)
- KITCHEN 7' 10" x 16' 8" (2.40m x 5.10m)
- CONSERVATORY 8' 10" x 8' 0" (2.71m x 2.45m)
- BEDROOM ONE 13' 11" x 8' 11" (4.255m x 2.72m)
- BEDROOM TWO 11' 5" x 9' 10" (3.48m x 3.02m)
- BEDROOM THREE 7' 11" x 9' 10" (2.42m x 3.01m)
- BATHROOM 4' 8" x 8' 0" (1.44m x 2.46m)
- ANNEX-BATHROOM 8' 7" x 7' 2" (2.63m x 2.19m)
- ANNEX-KITCHEN/LIVING ROOM 20' 6" x 11' 7" (6.27m x 3.54m)
- ANNEX-BEDROOM 12' 9" x 11' 6" (3.89m x 3.52m)

- Freehold
- Council Tax B

Note  
The annex requires the completion document from the local council which is imminent



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

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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.

