



£350,000

Station Avenue, Gedling, Nottingham NG4 3GZ

EPC Rating D



Victorian semi-detached house offering a wealth of period features. In brief the well presented accommodation spans three floors and comprises a bay fronted living room with fitted shutters to the sash windows, feature fireplace, fitted units into alcoves and open plan the dining room; also with feature fireplace and both with coving, picture rails and ceiling roses. Entrance hall with stairs to the first floor, Victorian style cast iron radiator, painted wood flooring, coving and under stair storage. Kitchen with a range of contemporary base units, shelving, built in storage cupboard and aluminium doors to the rear garden. To the first floor landing are stairs to the second floor, a designer radiator, the master bedroom with fitted shutters to the two sash windows, bedroom two with sash window, designer radiator and feature cast iron fire surround. A four piece bathroom with a bath and separate double shower cubicle, mains fed. A double bedroom with fitted wardrobes, storage into the eaves and Velux windows occupies the second floor. The enclosed garden to the rear has been landscaped with a patio area, box hedging, a covered patio area and gated access to the side. 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

LIVING ROOM 14' 11" into bay x 13' 11" into recess (4.55m x 4.24m)

DINING ROOM 11' 10" x 11' 4" into recess (3.61m x 3.45m)

KITCHEN 12' 2" x 9' 11" (3.71m x 3.02m)

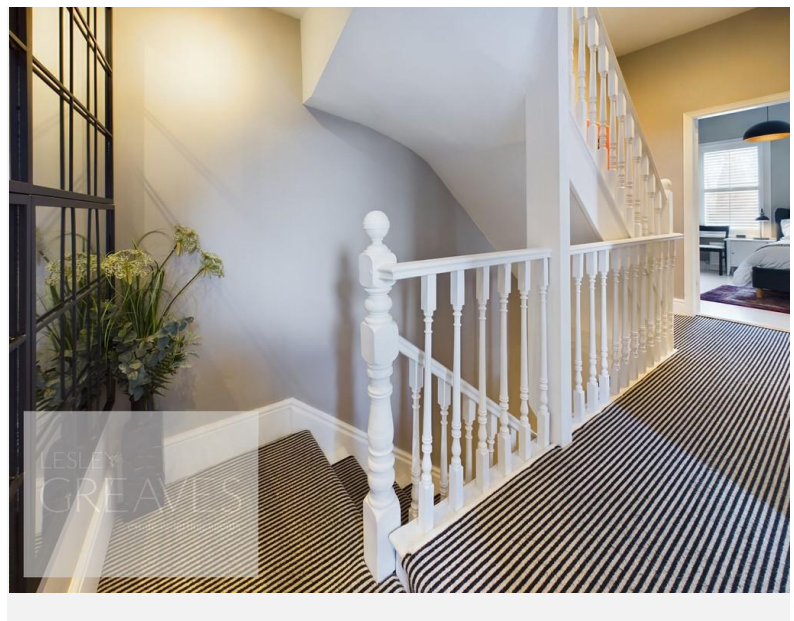
BATHROOM 12' 1" x 6' 10" (3.68m x 2.08m)

BEDROOM 17' 10" into recess x 12' 0" (5.44m x 3.66m)

BEDROOM 11' 11" into recess x 11' 6" (3.63m x 3.51m)

FIRST FLOOR BEDROOM 17' 1" x 14' 6" reduced head height(5.21m x 4.42m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: C

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.

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