



£300,000

Carnarvon Grove, Gedling, Nottingham NG4 3HF

EPC Rating E



Three storey, period semi detached home set within this sought after part of Gedling. In brief, the accommodation comprises an entrance lobby with tiled flooring, two reception rooms, kitchen and a utility lean-to with plumbing for a washing machine and a door to the rear garden. The bay fronted living room has a feature fireplace with decorative surround and polished cast iron fireplace, grate and marble hearth. To the first floor, all with stripped wood flooring, there are stairs to the second floor, two double bedrooms and bathroom fitted with a modern white suite with an electric shower over the bath. A third double bedroom with storage to the eaves occupies the second floor. Outside to the front of the property is a walled garden with pedestrian access to the entrance door with a canopy hood over. There is gated access to the rear garden which has a patio, borders, a lawn and a summer house. 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 LOBBY 6' 1" x 2' 8" (1.85m x 0.81m)

LIVING ROOM 14' 1" into bay x 13' 0" into recess (4.29m x 3.96m)

DINING ROOM 12' 0" into recess x 11' 3" (3.66m x 3.43m)

KITCHEN 18' 2" x 6' 10" (5.54m x 2.08m)

UTILITY LEAN-TO 15' 8" x 5' 6" (4.78m x 1.68m)

BATHROOM 7' 9" x 6' 11" (2.36m x 2.11m)

BEDROOM 12' 3" x 11' 10" (3.73m x 3.61m)

BEDROOM 11' 2" x 9' 10" (3.4m x 3m)

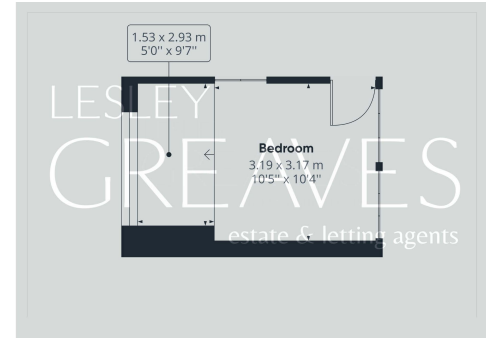
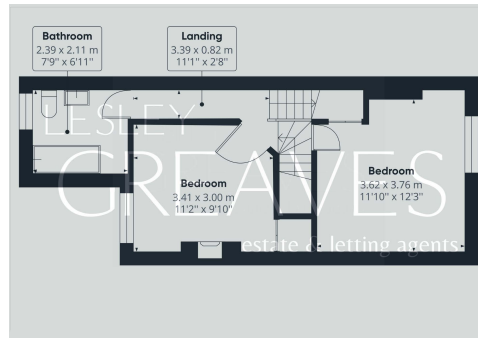
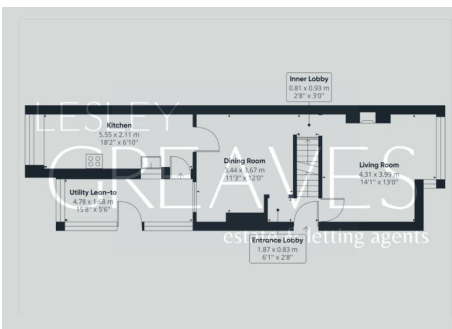
BEDROOM 15' 5" x 10' 4" to the maximum (4.7m x 3.15m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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COUNCIL TAX BAND: B

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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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