



£280,000

Hereford Road, Gedling, Nottingham NG4 4WF

EPC Rating D



Well presented detached family home. In brief, the property spans two floors and comprises an entrance hall, downstairs cloaks/WC, kitchen diner with integrated washing machine, dishwasher and fridge, living room with feature gas fire, marble surround and hearth. Sliding uPVC double glazed doors lead to the conservatory at the rear. A three piece family shower room and three bedrooms, with fitted wardrobes to the two larger bedrooms, occupy the first floor. To the front of the property there is a driveway and reduced size garage for storage with an up and over door to the front, power, light and door inside the house. There is also a range of gravelled borders and conifer bushes. To the side there is a gate leading to rear garden which is mainly gravelled with a patio area and pond. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities. An internal viewing of the property is recommended in order to appreciate both the accommodation and location.

- Freehold

KITCHEN DINER 19' 7" x 7' 10" (5.97m x 2.40m)

WC 6' 9" x 3' 11" (2.06m x 1.19m)

LIVING ROOM 16' 5" x 13' 5" (5.01m x 4.09m)

CONSERVATORY 13' 9" x 5' 11" (4.19m x 1.8m)

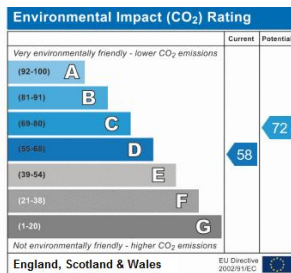
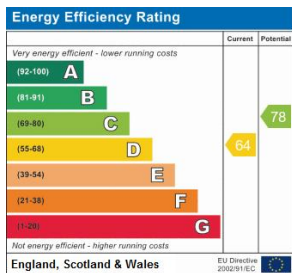
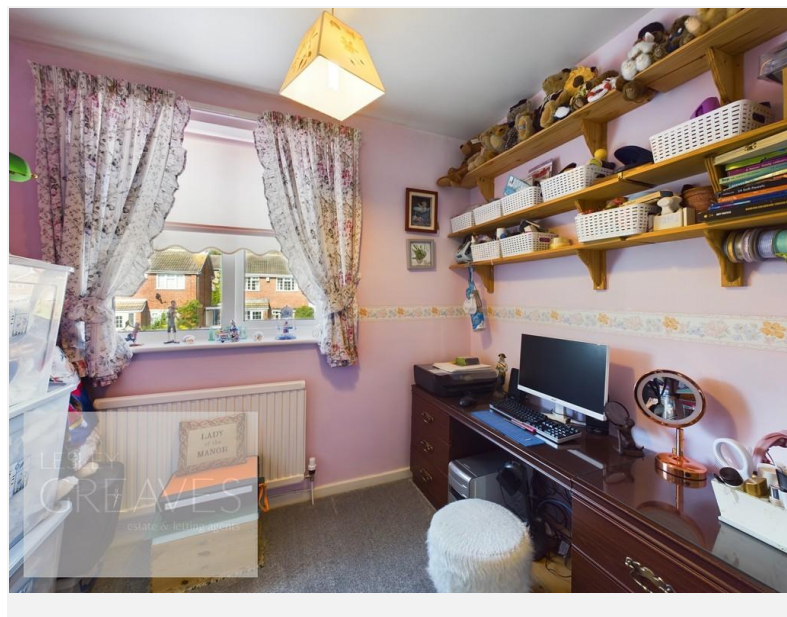
BEDROOM ONE 13' 6" into fitted wardrobes x 10' 1" (4.14m x 3.07m)

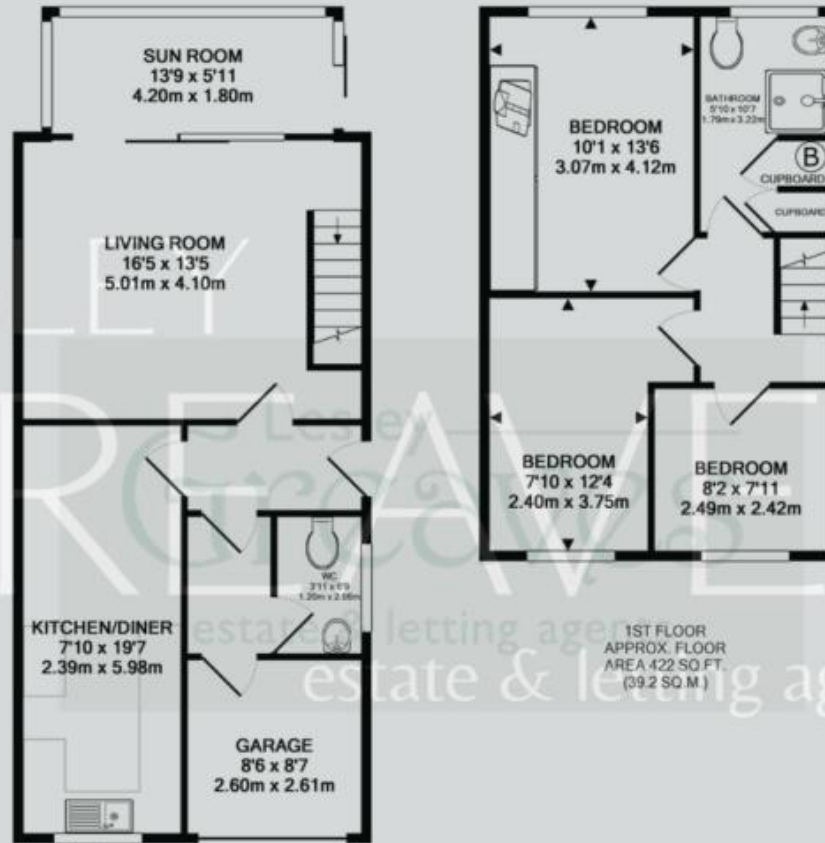
BEDROOM TWO 12' 4" x 7' 10" to the back of the wardrobes (3.76m x 2.39m)

BEDROOM THREE 8' 2" x 7' 11" (2.49m x 2.41m)

SHOWER ROOM 10' 7" x 5' 10" maximum (3.23m x 1.78m)

GARAGE 8' 7" x 8' 6" (2.62m x 2.59m)





GROUND FLOOR
APPROX. FLOOR
AREA 625 SQ. FT.
(58.1 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 422 SQ. FT.
(39.2 SQ. M.)

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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