



£225,000

Priory Road, Gedling, Nottingham NG4 3JX

EPC Rating E



Built in 1901, this property offers charm of the era complimented by a stunning modern kitchen diner and a modern four piece bathroom with a freestanding bath and separate shower cubicle. The extended accommodation spans two floors and comprises a composite door leading to the living room with a traditional gas fireplace suite and a door to the dining room, with an enclosed stairs to the first floor, under stair storage cupboard and a feature fireplace. This room leads to the extended kitchen diner with integrated washing machine, dishwasher, fridge and freezer, fitted oven, hob, designer radiator, designer extractor and feature exposed brick wall. There is a composite door to the side and French doors to the rear opening onto the garden. There are two double bedrooms to the first floor, both with feature cast iron fireplaces and the generous size bathroom with a feature tiled wall. To the front is a small walled area and gated access at the side leads to a well established landscaped cottage style garden with a paved patio, lawn, curved borders for plants and shrubs and a timber summer house with power and lighting. 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 11' 11" x 11' 11" into recess (3.63m x 3.63m)

DINING ROOM 11' 10" plus lobby area x 11' 10" into recess (3.61m x 3.61m)

KITCHEN 19' 9" x 7' 8" (6.02m x 2.34m)

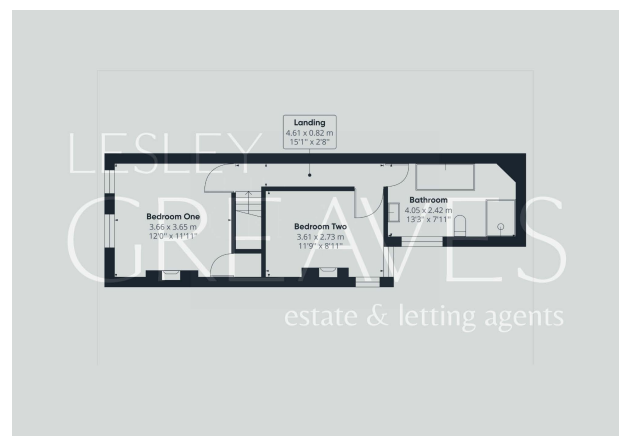
BEDROOM ONE 12' 0" x 11' 11" into recess (3.66m x 3.63m)

BEDROOM TWO 11' 9" x 8' 11" into recess (3.58m x 2.72m)

BATHROOM 13' 3" x 7' 11" (4.04m x 2.41m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		





COUNCIL TAX BAND: A

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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