



Offers in the Region of £150,000

Third Avenue, Gedling, Nottingham NG4 3LL

EPC Rating D



Three bedroom end terraced house with great potential, briefly comprising a lounge which opens to the dining kitchen and door to the lean to which leads to the garden. To the first floor is a shower room and three bedrooms. The property benefits from having uPVC double glazing and gas central heating. The property is located in a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. Gedling is also well known for its Country Park which has a play area and café.

- Freehold
- Council tax band A

ENTRANCE 5' 2" x 4' 3" (1.57m x 1.3m)

LOUNGE 14' 11" x 13' 6" into recess (4.55m x 4.11m)

KITCHEN 14' 10" x 8' 5" (4.52m x 2.57m)

LEAN TO 8' 8" x 5' 10" (2.64m x 1.78m)

BEDROOM ONE 11' 11" x 9' 0" (3.63m x 2.74m)

BEDROOM TWO 10' 1" x 8' 5" (3.07m x 2.57m)

BEDROOM THREE 6' 4" x 5' 10" (1.93m x 1.78m)

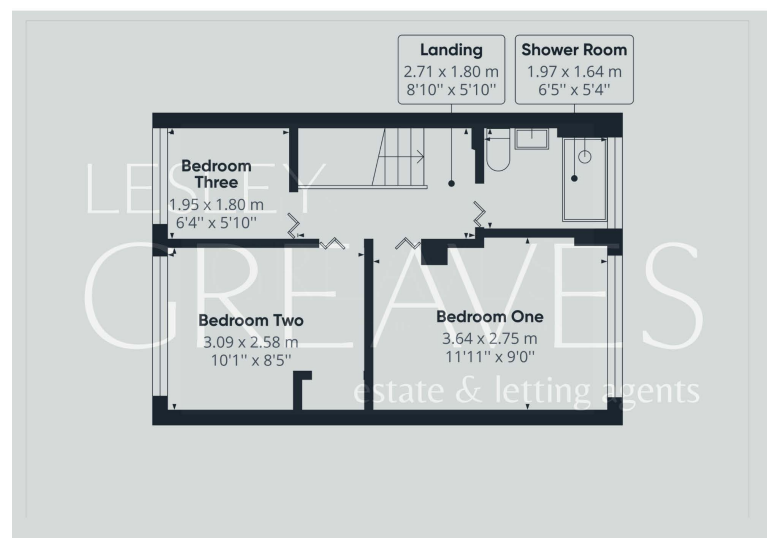
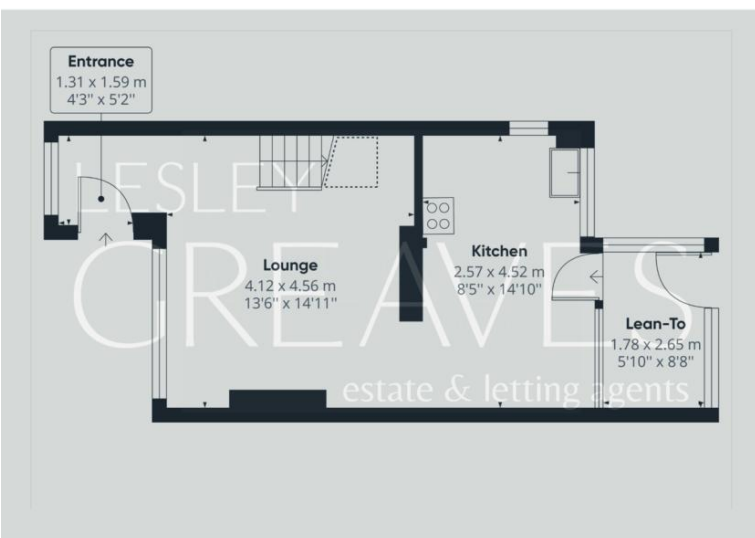
SHOWER ROOM 6' 5" x 5' 4" (1.96m x 1.63m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

# LESLEY GREAVES

estate & letting agents



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 are 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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