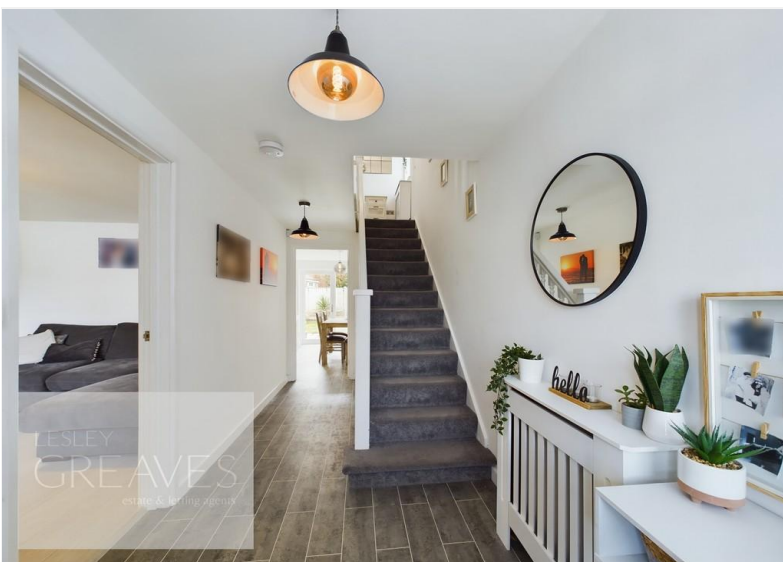


Guide Price £300,000

Carnarvon Grove, Gedling, Nottingham NG4 3HF

EPC Rating C



Modernised detached house 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.

In brief, the accommodation comprises an entrance hall with under stair storage and cloaks cupboard, living room with wall mounted electric fire and kitchen diner to the ground floor. The kitchen is fitted with a range of units, a gas hob, oven, microwave, five ring gas hob, extractor, breakfast bar and all integrated appliances; fridge, freezer, dishwasher, washing machine, dryer and drinks fridge. French doors lead onto an enclosed garden at the rear, landscaped with lawn, a paved patio area, borders, a shed and gated access. To the first floor are three bedrooms, with built in wardrobes to bedrooms one and three, and a re-fitted modern bathroom with a mains fed shower over the bath.

•Freehold

ENTRANCE HALL 15' 5" x 6' 1" maximum measurements (4.7m x 1.85m)

LIVING ROOM 14' 11" x 10' 4" to the maximum (4.55m x 3.15m)

KITCHEN/DINER 17' 2" x 11' 4" (5.23m x 3.45m)

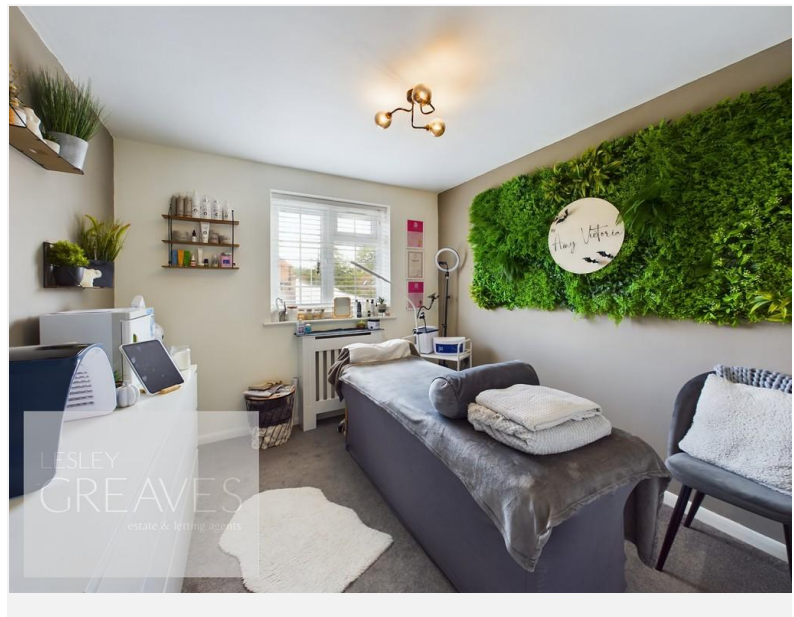
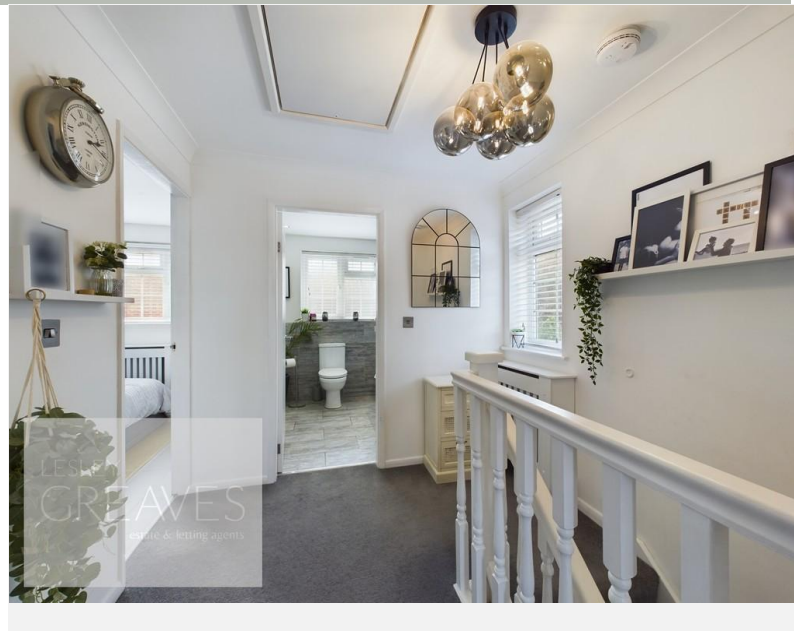
BEDROOM ONE 11' 10" to the back of the wardrobe x 8' 11" (3.61m x 2.72m)

BEDROOM TWO 11' 0" x 9' 4" (3.35m x 2.84m)

BEDROOM THREE 8' 0" x 7' 6" (2.44m x 2.29m)

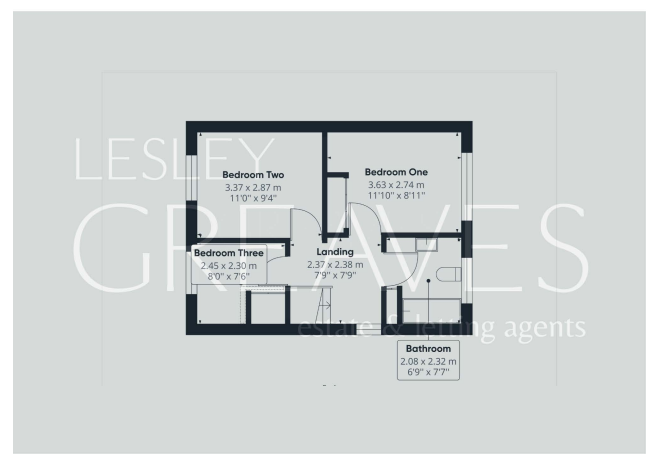
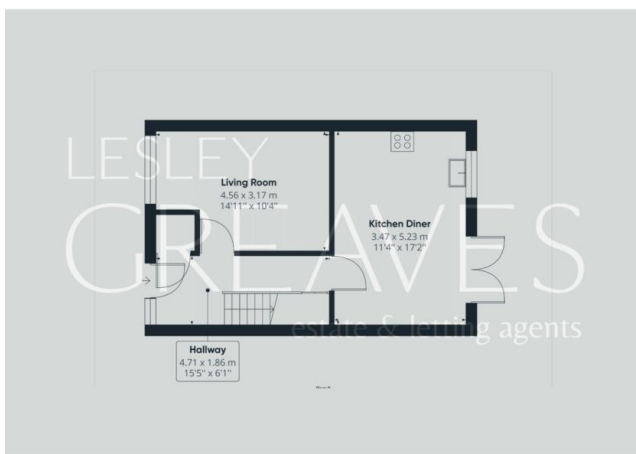
BATHROOM 7' 7" x 6' 9" (2.31m x 2.06m)

AGENTS NOTES Under the provision of The Estate Agents Act 1979, we are required to point out that one of the owners of this property is an employee or relative of Lesley Greaves Ltd.



LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



Company Registration Number: 5773186 | VAT Number: 917862296