



£270,000

Blackthorn Close, Gedling, Nottingham NG4 4AU

EPC Rating C



Two storey end town house located within a cul de sac position and offered for sale with no upward chain.

In brief, there is an entrance hallway with cloaks cupboard and separate storage cupboard, bathroom with a mains fed shower over the bath and three bedrooms, with built in wardrobes to bedrooms one and three. Stairs lead to the lower ground floor where there is an under stair storage cupboard, a modern shower room and fitted kitchen which is open plan to the living room. The kitchen is fitted with a double oven, gas hob, extractor and spaces for a fridge freezer and washing machine. French doors from the living room lead to an enclosed lawned garden with a decked patio areas, gated access with steps at the side. To the front is block paved parking.

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

BEDROOM ONE 12' 11" x 8' 6" (3.94m x 2.59m)

BEDROOM TWO 10' 0" x 8' 2" (3.05m x 2.49m)

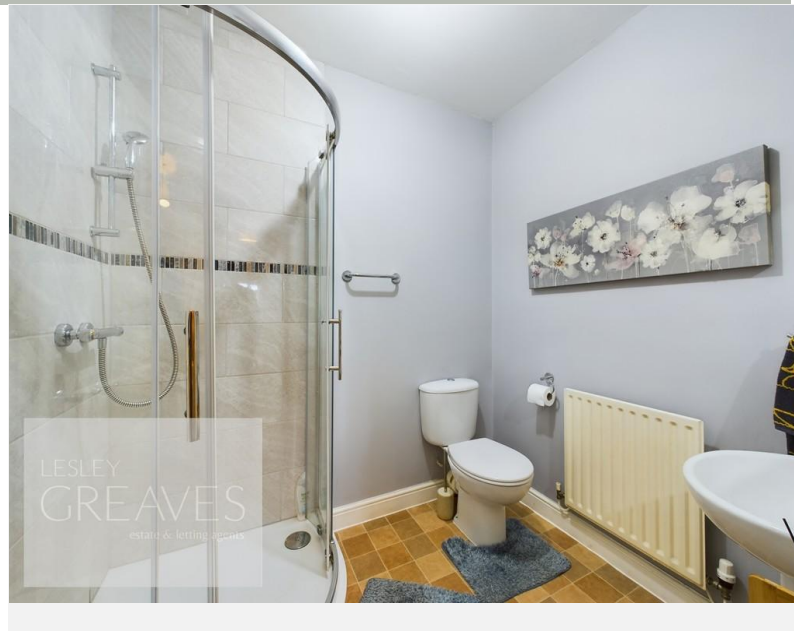
BEDROOM THREE 9' 6" x 6' 10" (2.9m x 2.08m)

BATHROOM 8' 7" maximum into recess x 6' 9" (2.62m x 2.06m)

SHOWER ROOM 6' 10" x 5' 9" (2.08m x 1.75m)

KITCHEN 17' 2" x 8' 3" (5.23m x 2.51m)

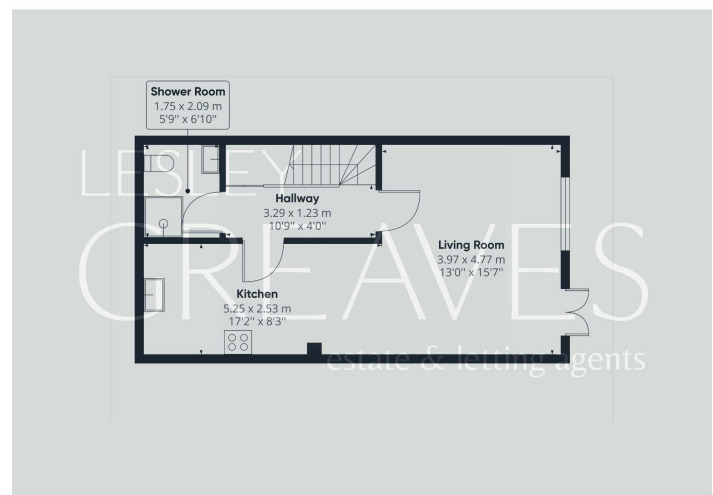
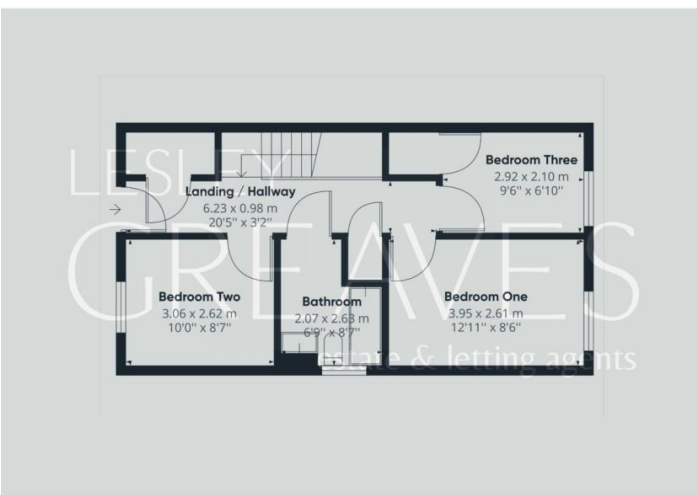
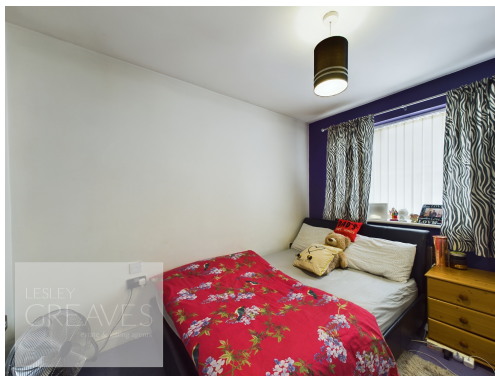
LIVING ROOM 15' 7" x 13' 0" (4.75m x 3.96m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	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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