



Guide Price £250,000

Perlethorpe Avenue, Gedling, Nottingham NG4 4GG

EPC Rating E



Detached house, offered for sale with no upward chain. In brief, the property occupies a generous plot, providing scope for extension, subject to the necessary planning permission. The property comprises an entrance lobby, bay fronted living room, kitchen diner with grey fitted units, a downstairs bathroom and under stair storage with plumbing and space for a washing machine. There are three bedrooms and a WC to the first floor.

The boiler was replaced in 2020 and the property benefits from having both gas and electric safety certificates

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
- Council tax band C

ENTRANCE LOBBY 4' 3" x 3' 6" (1.3m x 1.07m)

LIVING ROOM 14' 6" into bay x 12' 6" into recess (4.42m x 3.81m)

KITCHEN 11' 3" x 9' 3" (3.43m x 2.82m)

BATHROOM 8' 2" x 6' 0" (2.49m x 1.83m)

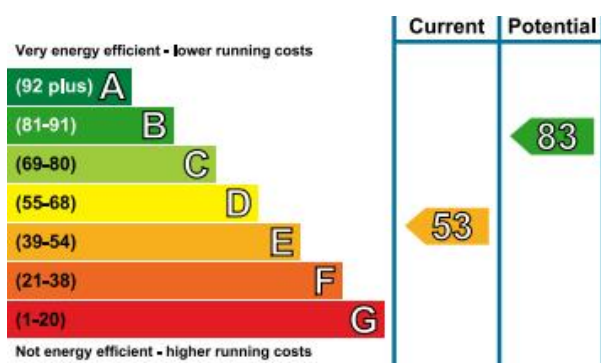
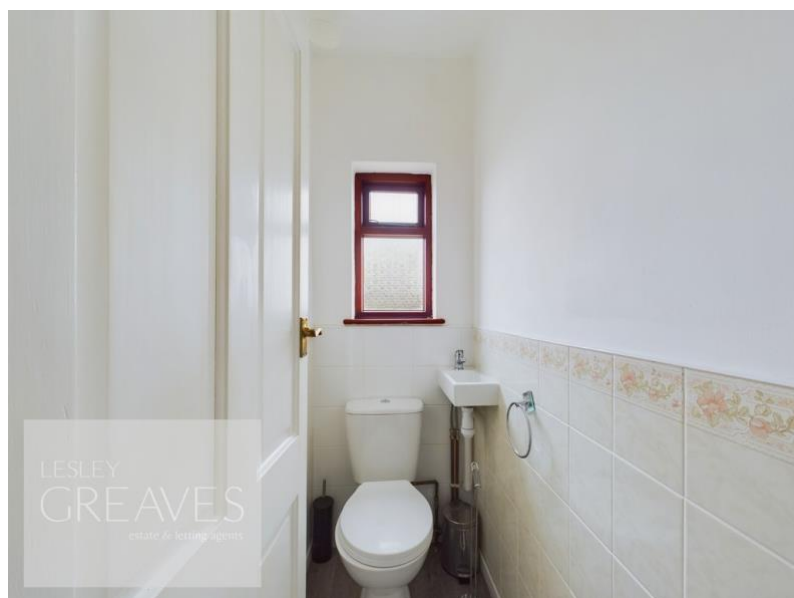
BEDROOM ONE 13' 1" plus recess x 12' 6" into recess (3.99m x 3.81m)

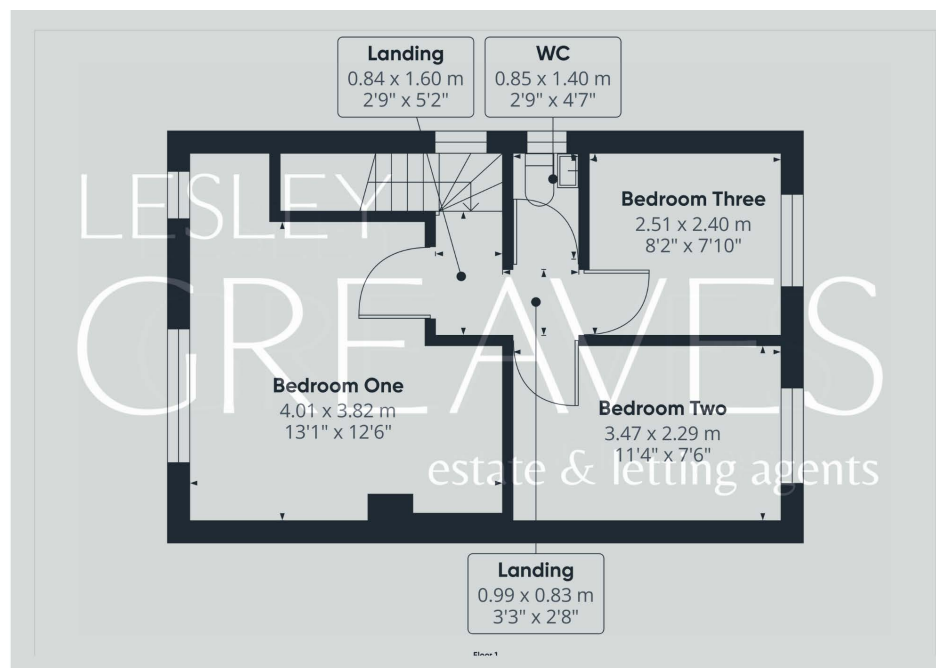
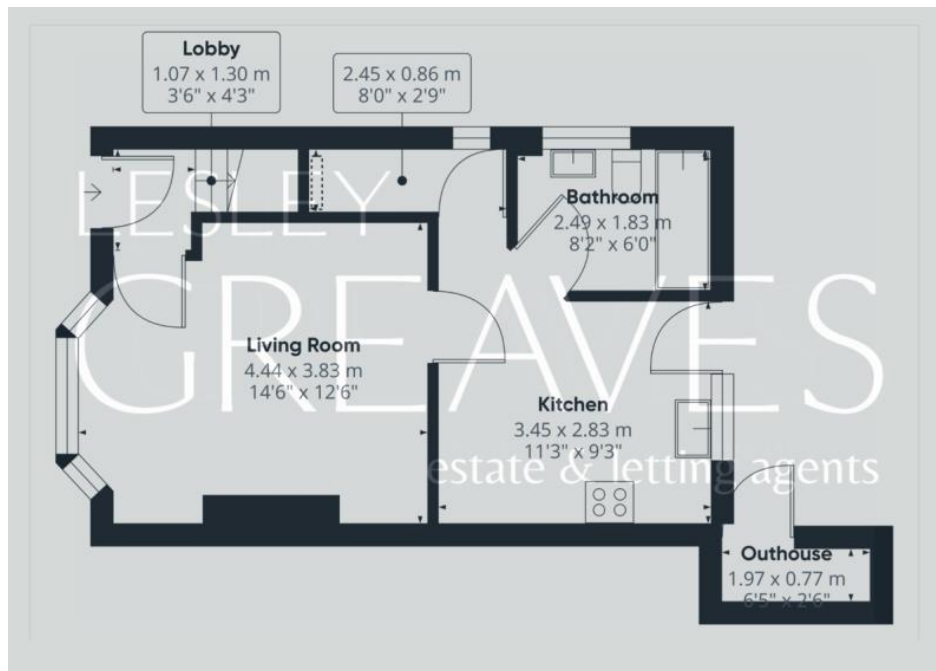
BEDROOM TWO 11' 4" x 7' 6" (3.45m x 2.29m)

BEDROOM THREE 8' 2" x 7' 10" (2.49m x 2.39m)

WC 4' 7" x 2' 9" (1.4m x 0.84m)

AGENTS NOTE Please note that shading to photos is to be used as a guide only and is not an exact representation of the title plan.





COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

Contact Us  
[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)  
0115 987 7337

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.

Company Registration Number: 5773186 | VAT Number: 917862296

