



Guide Price £210,000-£220,000

Wollaton Avenue, Gedling, Nottingham NG4 4HY

EPC Rating D



Ready to move in to modernised family home offered for sale with no upward chain. In brief, the extended accommodation comprises an entrance porch, which could be utilised as a utility area for a washing machine. A newly fitted kitchen with a fitted oven, ceramic hob, stainless steel extractor and spaces for appliances. Dining room, study and living room complete the versatile ground floor accommodation. To the first floor are three bedrooms, a shower room and separate WC.

The property is fitted with new flooring, has been re-wired, had a new boiler fitted in 2023 and has solar panels to power hot water.

There are low maintenance gardens to the front and rear and 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
- Council tax band B

UTILITY PORCH 6' 0" x 4' 0" (1.83m x 1.22m)

KITCHEN 11' 5" x 7' 5" (3.48m x 2.26m)

DINING ROOM 7' 7" x 7' 5" (2.31m x 2.26m)

STUDY 13' 5" x 4' 9" (4.09m x 1.45m)

LIVING ROOM 19' 8" x 11' 11" into stair recess (5.99m x 3.63m)

BEDROOM ONE 14' 0" x 7' 9" plus recess (4.27m x 2.36m)

BEDROOM TWO 11' 0" x 8' 10" plus recess (3.35m x 2.69m)

BEDROOM THREE 8' 1" x 6' 3" (2.46m x 1.91m)

WC 3' 9" x 2' 7" (1.14m x 0.79m)

SHOWER ROOM 7' 10" x 5' 2" into recess (2.39m x 1.57m)

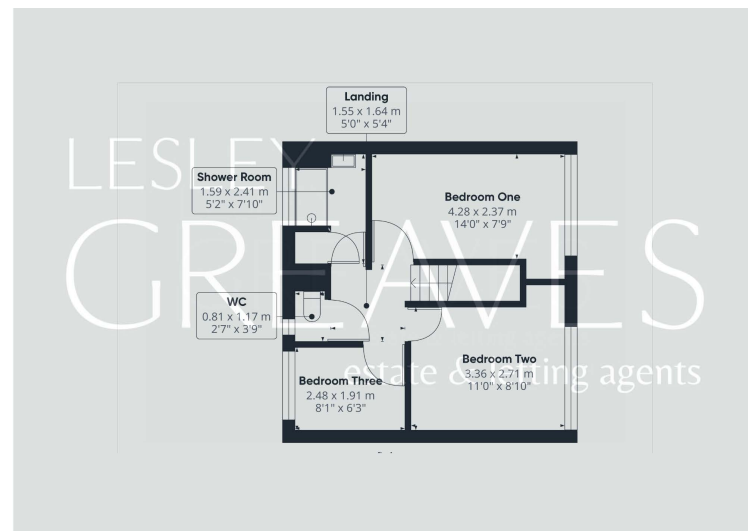


# LESLEY GREAVES

estate & letting agents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: B

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