



£190,000

Priory Road, Gedling, Nottingham NG4 3JZ

EPC Rating E



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End terrace property ideally positioned for both Priory Junior & All Hallows Primary Schools. In brief, the well presented accommodation comprises a living room with stripped wood floor and a feature fireplace, dining room with an under stair storage cupboard, door to an enclosed staircase and a door to the kitchen. The kitchen is fitted with a range of wall and base units incorporating an integrated fridge freezer, fitted oven, gas hob, extractor and spaces for a washing machine and dishwasher. A door leads to the rear garden.

To the first floor are two double bedrooms, with stripped wood flooring to bedroom one and a sizable four piece bathroom having both a shower cubicle and corner bath.

There is a small gravelled garden to the front and to the rear is a paved patio area, lawn, shed, borders for plants and shrubs and side gated access.

This uPVC double glazed property is offered for sale with no upward chain. ** Offering piece if mind to any potential buyer it also benefits from having a current gas safety certificate, expiring April 2024 and an electrical safety certificates (EICR), expiring January 2026.

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

LIVING ROOM 11' 10" into recess x 11' 3" (3.61m x 3.43m)

DINING ROOM 12' 2" x 11' 10" into recess (3.71m x 3.61m)

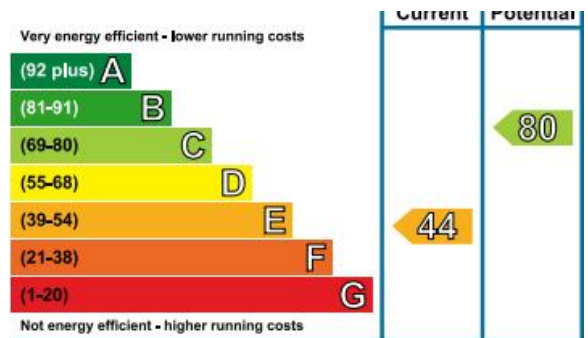
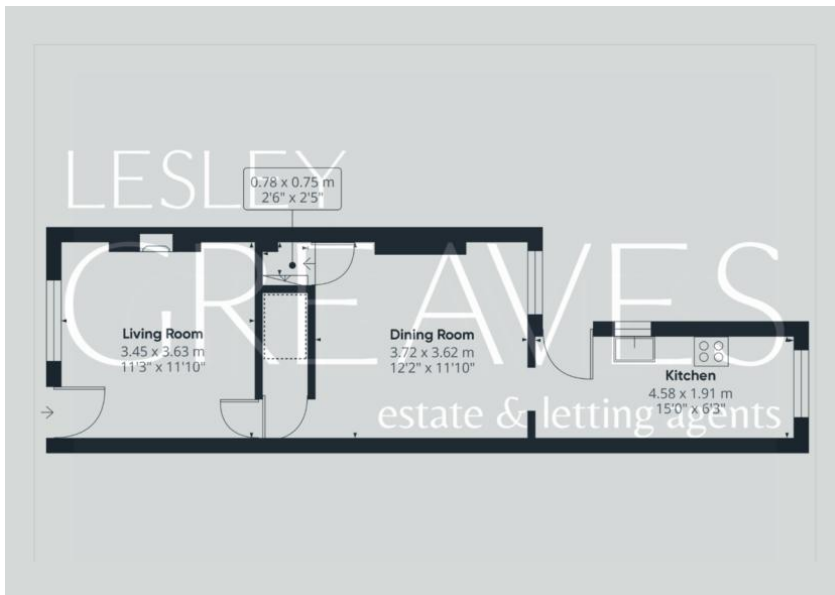
KITCHEN 15' 0" x 6' 3" (4.57m x 1.91m)

BEDROOM ONE 11' 10" into recess x 11' 4" (3.61m x 3.45m)

BEDROOM TWO 12' 2" x 8' 11" into recess (3.71m x 2.72m)

BATHROOM 11' 6" x 6' 5" (3.51m x 1.96m)





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 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.

