

Guide Price £215,000-£225,000

First Avenue, Gedling, Nottingham NG4 3JY

EPC Rating D



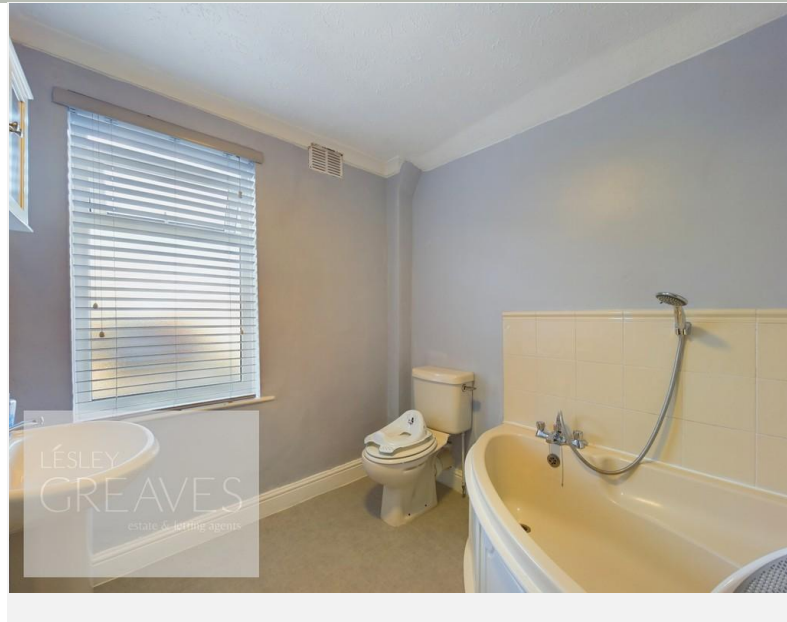
Well presented three storey semi-detached house located in a cul-de-sac position. In brief, the accommodation comprises a living room with a gas fire suite, dining room with under stair storage and opening to the kitchen. The kitchen is fitted with a range of wall and base units, a fitted oven, gas hob, extractor and spaces for a fridge freezer and for an under counter dishwasher. There is a door to the garden and to a utility room / shower room; fitted with a shower cubicle, low level WC, pedestal wash hand basin, a range of units and undercounter spaces for a washing machine and dryer.

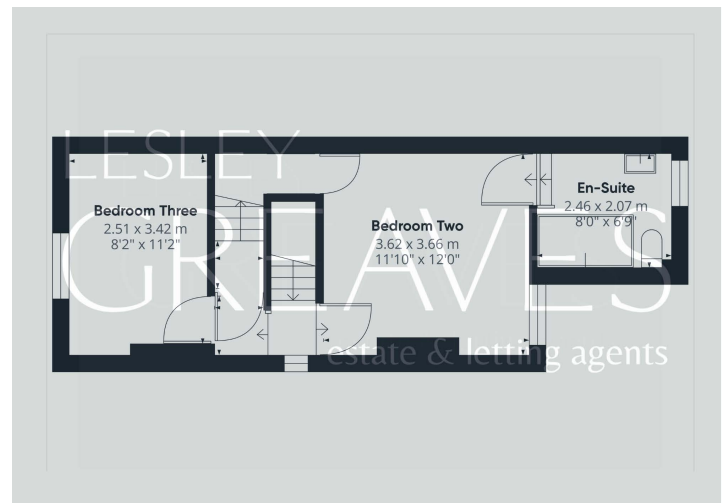
To the first floor are two double bedrooms with an e-suite bathroom off one of the bedrooms. Another bedroom occupies the second floor and is fitted with a Velux style window and storage into the eaves.

There is a low maintenance gravelled garden at the front, gated access at the side and a lawn garden to the rear with a paved patio area.

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: Gedling Borough Council

LOCAL AUTHORITY: 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.

