



£255,000

County Road, Gedling, Nottingham NG4 4JL

EPC Rating D



Modernised detached house offering open plan living. In brief, the property comprises; an open plan entrance and living room, with a gas fire suite and a picture window to the front. The living room is open to the kitchen diner, which has French doors onto a lean to conservatory to the rear and door to the tandem garage at the side. The modern kitchen is fitted with two ovens and has spaces for a dishwasher and fridge freezer.

To the first floor are three bedrooms and a bathroom, with both mains fed and electric showers over a bath.

There is a garden and driveway at the front leading to the tandem double garage which has an electric door, water, power and plumbing for a washing machine. To the rear is a paved patio with steps onto a lawn garden.

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

LIVING AREA 16' 8" plus entry x 13' 0" maximum (5.08m x 3.96m)

KITCHEN DINER AREA 16' 8" x 8' 1" (5.08m x 2.46m)

LEAN TO 16' 6" x 8' 5" (5.03m x 2.57m)

BATHROOM 5' 11" x 5' 4" (1.8m x 1.63m)

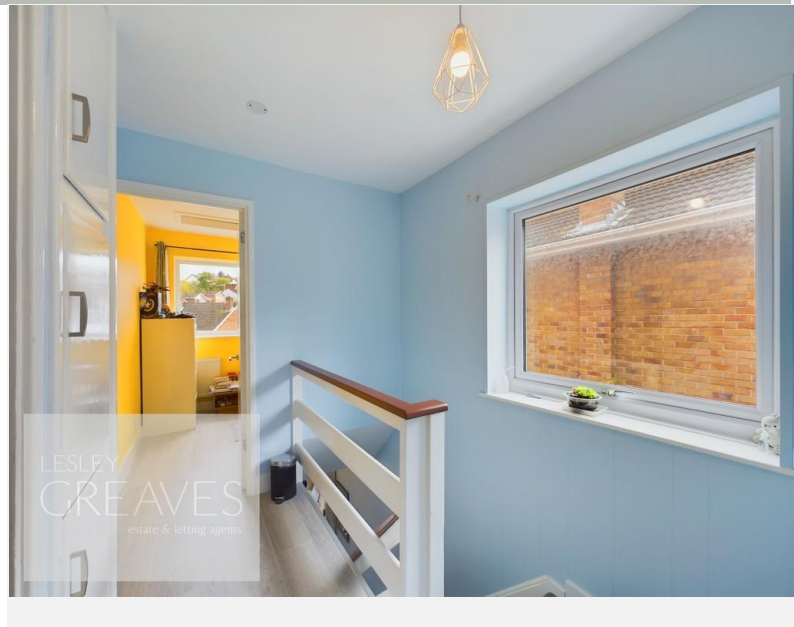
BEDROOM ONE 10' 5" x 10' 4" into recess (3.18m x 3.15m)

BEDROOM TWO 10' 11" x 9' 8" (3.33m x 2.95m)

BEDROOM THREE 7' 10" x 6' 7" (2.39m x 2.01m)

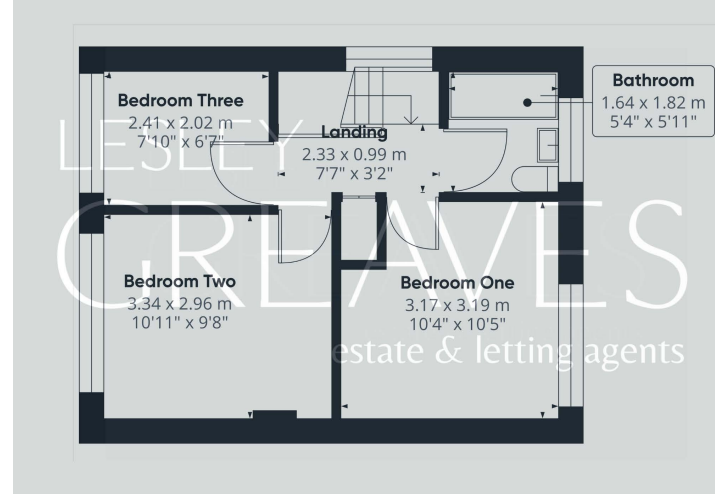
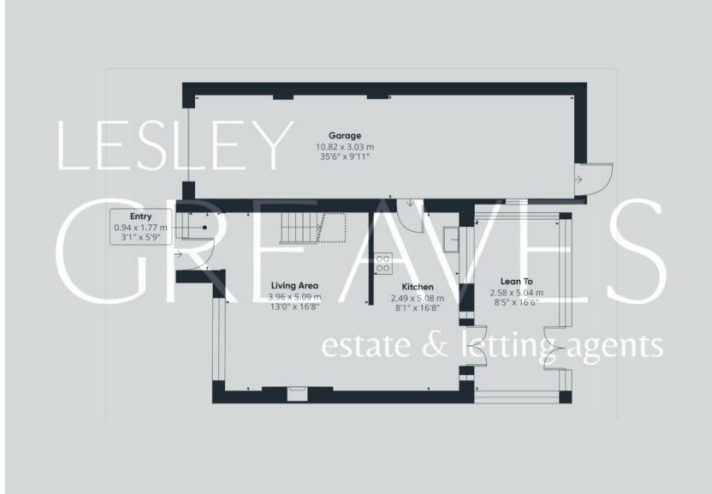
TANDEM GARAGE 35' 6" x 9' 11" (10.82m x 3.02m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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COUNCIL TAX BAND: C

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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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