



46 Chesterfield Avenue, Gedling - NG4 4GD

Guide Price £200,000



46 Chesterfield Avenue

Gedling, Nottingham

GUIDE PRICE £200,000 - £210,000. This is a well presented split level semi detached house, with living accommodation to the ground floor and sleeping accommodation to the lower ground floor. You enter the property to an entrance hall where there is a lounge/dining room with gas fire and views overlooking Gedling Country Park. There is a modern kitchen with cream handleless finish units and a range of integrated appliances. To the lower ground floor are two double bedrooms, with bedroom one having a walk-in wardrobe and there is also a shower room with double width walk-in shower cubicle with mains pressure shower and further detachable shower hose.

Council Tax band: A

Tenure: Freehold

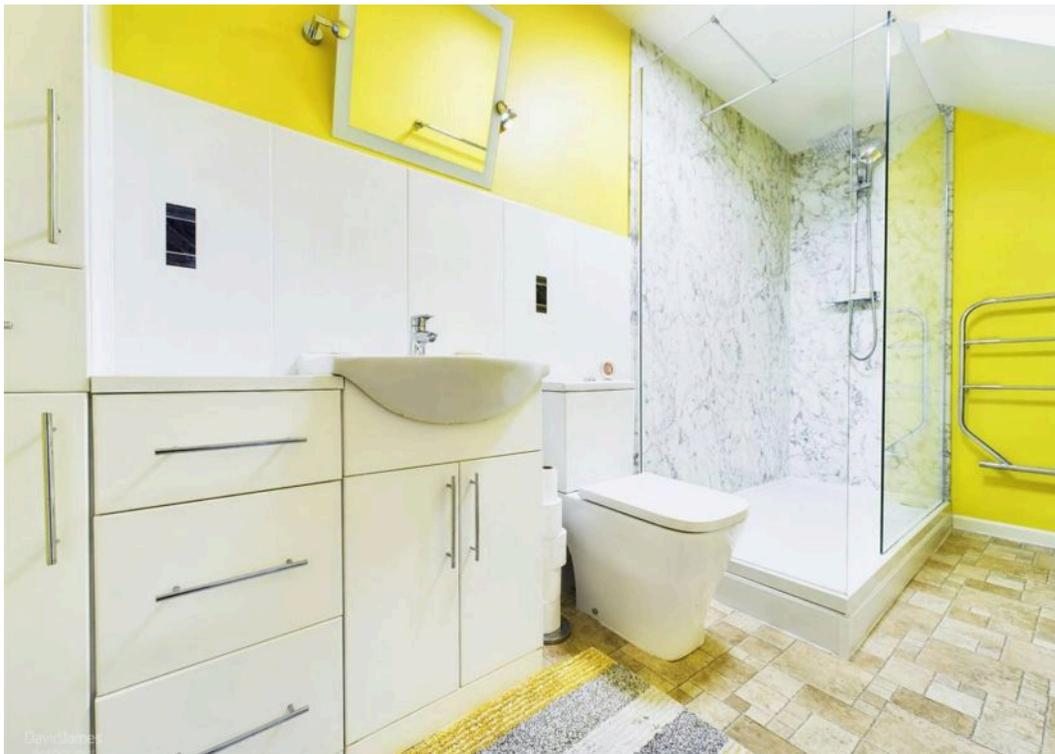
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Split level semi detached house with recently installed cavity wall insulation
- Two lower ground floor double bedrooms, bedroom one with adjoining walk-in wardrobe
- Ground floor entrance hall
- Lounge/dining room with gas fire and views across to Gedling Country Park
- Modern kitchen with integrated double oven, hob, extractor and microwave
- Lower ground floor shower room/WC with walk-in shower cubicle with mains pressure shower
- Alarm system









Floor 0



Floor 1

Approximate total area⁽¹⁾

73.11 m²

786.98 ft²

Reduced headroom

0.89 m²

9.60 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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