



16 Imperial Avenue, Gedling – NG4 3NE

Guide Price £300,000



16 Imperial Avenue

Gedling, Nottingham

Traditional detached house with character, generous rear garden, driveway & garage. 3 bedrooms, 4-piece bathroom. Close to amenities, schools & transport links. Ideal family home in Gedling, Carlton.

Council Tax band: C

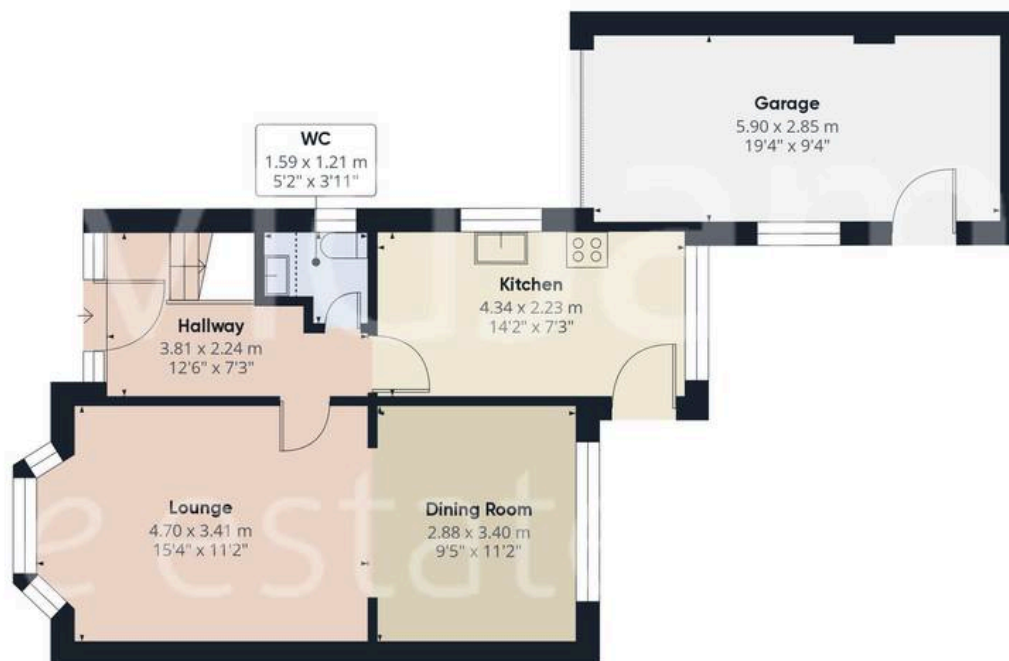
Tenure: Freehold

EPC Energy Efficiency Rating: E

- Traditional and characterful bay-fronted detached family home
- Three ample-sized bedrooms offering space for family and guests
- Close to amenities in Gedling, Carlton, and Mapperley with excellent schools, shopping and transport links to the City Centre
- Lounge with bay window and fireplace
- Separate but adjoining dining room
- Fitted kitchen includes a range cooker to cater for family meals
- Bathroom featuring a bathtub, separate shower cubicle, washbasin and WC
- Spacious and well-maintained south-easterly facing garden with patio areas (perfect for relaxing, entertaining or gardening enthusiasts)
- Block-paved driveway accommodates multiple vehicles with ease
- Detached garage with pitched roof







Floor 0



Floor 1

Approximate total area⁽¹⁾

99.52 m²

1071.21 ft²

Reduced headroom

0.37 m²

4.01 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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