



7 Perlethorpe Avenue, Gedling – NG4 4GH

Guide Price £210,000

DavidJames  
the estate agent



## 7 Perlethorpe Avenue

Gedling, Nottingham

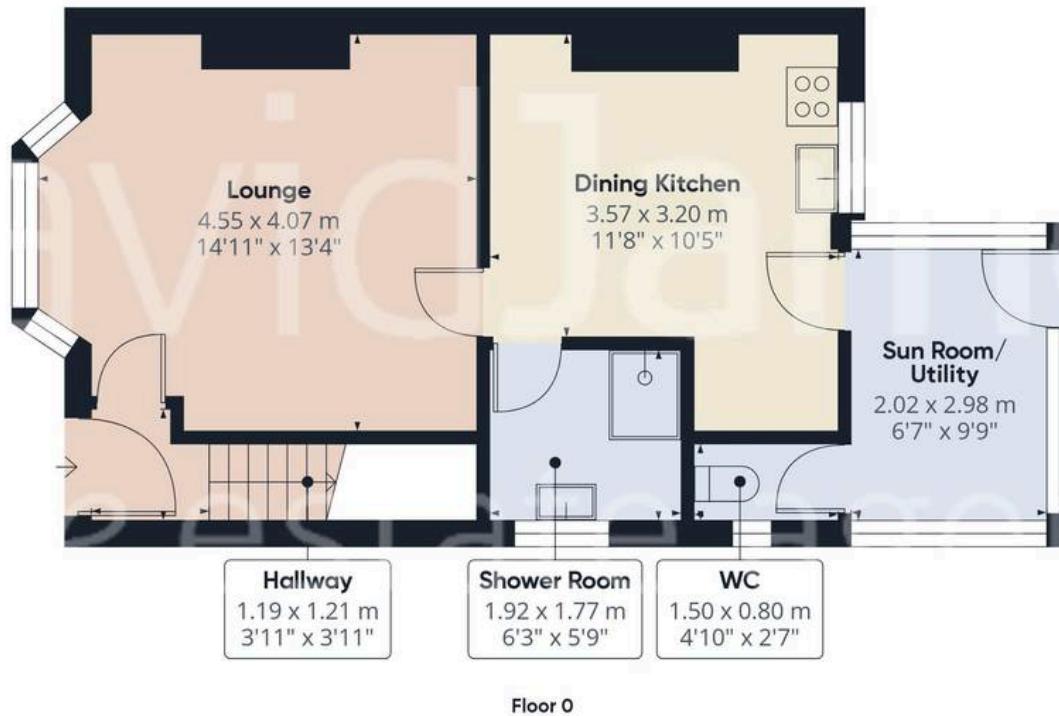
Three bedroom semi-detached house in sought-after area, lounge with bay window, dining kitchen, ground floor shower room and sun room/utility, tiered garden with patio. Sold with no upward chain.

Council Tax band: B

Tenure: Freehold

- Traditional style semi-detached house
- Three bedrooms, bedroom one with en-suite Wc with washbasin
- Entrance hall, lounge with bay window and fireplace
- Dining kitchen
- Ground floor shower room/Wc with mains pressure shower
- Sun room/utility room with adjoining ground floor Wc
- Gas central heating, UPVC double glazing
- Tiered rear garden with small lawned area and patio area/greenhouse space
- Sold with no upward chain





Approximate total area<sup>(1)</sup>

79.45 m<sup>2</sup>  
855.19 ft<sup>2</sup>

Reduced headroom  
0.01 m<sup>2</sup>  
0.12 ft<sup>2</sup>

(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.



## David James Estate Agents

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