



**16 St. Marys Avenue, Gedling – NG4 3NP**

Guide Price **£280,000**





## 16 St. Marys Avenue

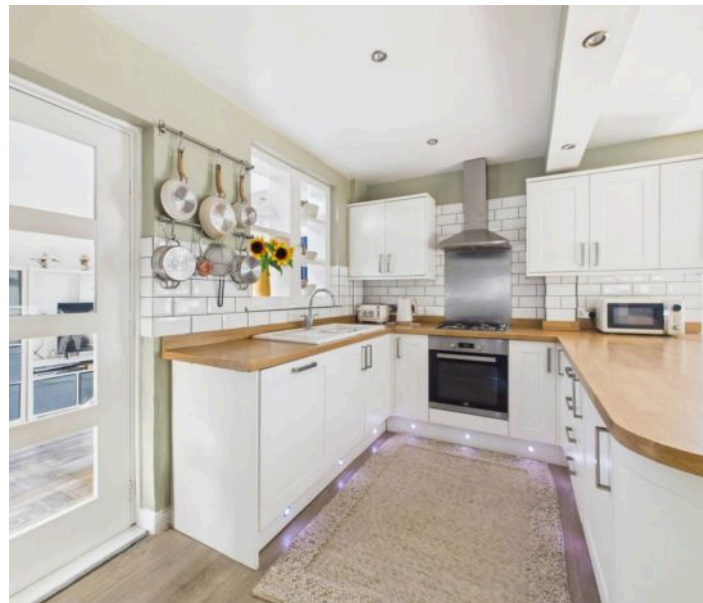
Gedling, Nottingham

Charming three-bedroom semi-detached family home close to local schools, amenities and bus services featuring a stylish dining kitchen, lounge, family room, conservatory and south-facing rear garden!

Council Tax band: B

Tenure: Freehold

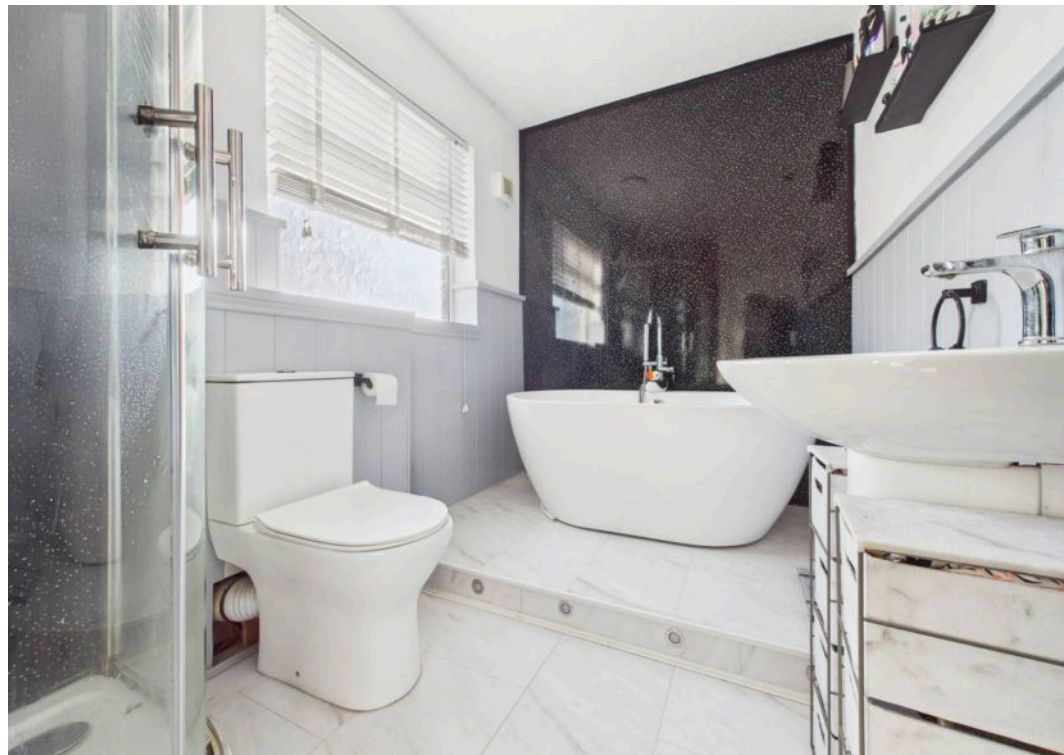
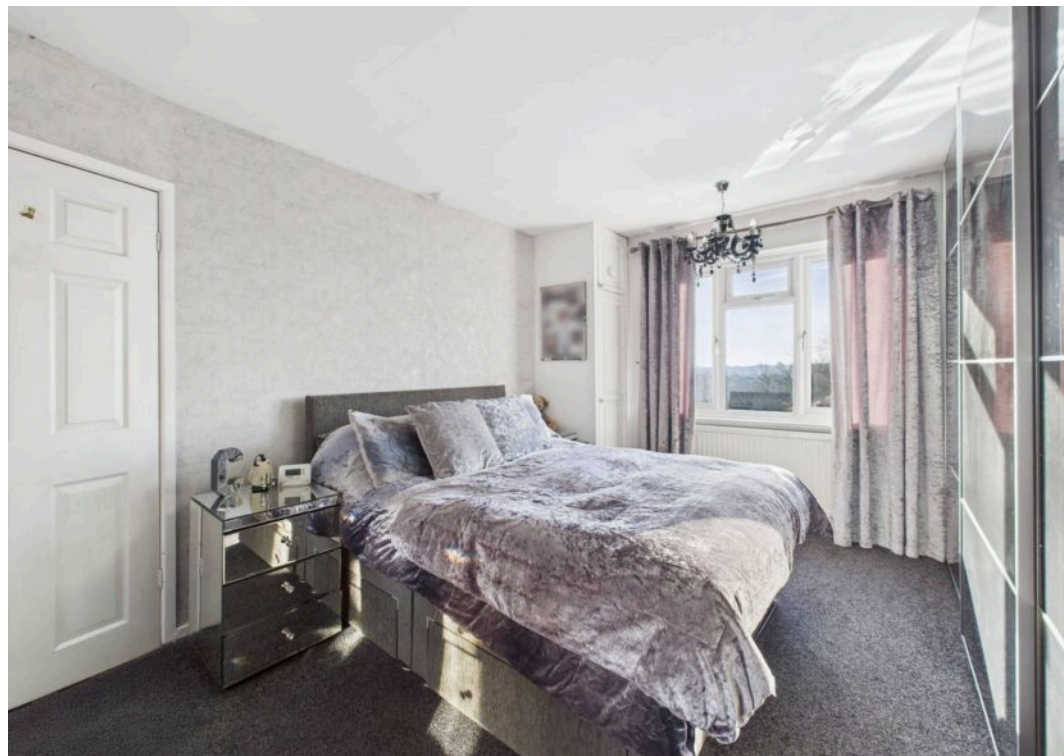
- Charming three-bedroom semi-detached family home
- Close to local shops, schools, amenities and frequent bus services
- Superb and modern dining kitchen with shaker-style units, breakfast bar and a range of integrated cooking appliances
- Bright and cosy lounge with bay window and feature fireplace
- Additional versatile reception space (currently used as a family room), additional front door entrance and ground floor WC
- Three bedrooms (including two double bedrooms with sliding door wardrobes)
- Modern four-piece bathroom suite with separate corner shower enclosure and freestanding bath
- Gas central heating powered by a combination boiler
- Tiered southerly-facing rear garden with decked and paved seating/outdoor dining areas
- Low maintenance front garden with driveway offering off-street parking













Floor 0

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

101.5 m<sup>2</sup>

1092 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

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