



**61 Chesterfield Avenue, Gedling – NG4 4GE**

Guide Price **£210,000**

**DavidJames**  
the estate agent



## 61 Chesterfield Avenue

Gedling, Nottingham

3 bed end-terrace home in Gedling – available with no chain, ideal for a variety of buyers and situated within easy reach of local amenities, frequent transport links, schools and the Country Park!

Council Tax band: B

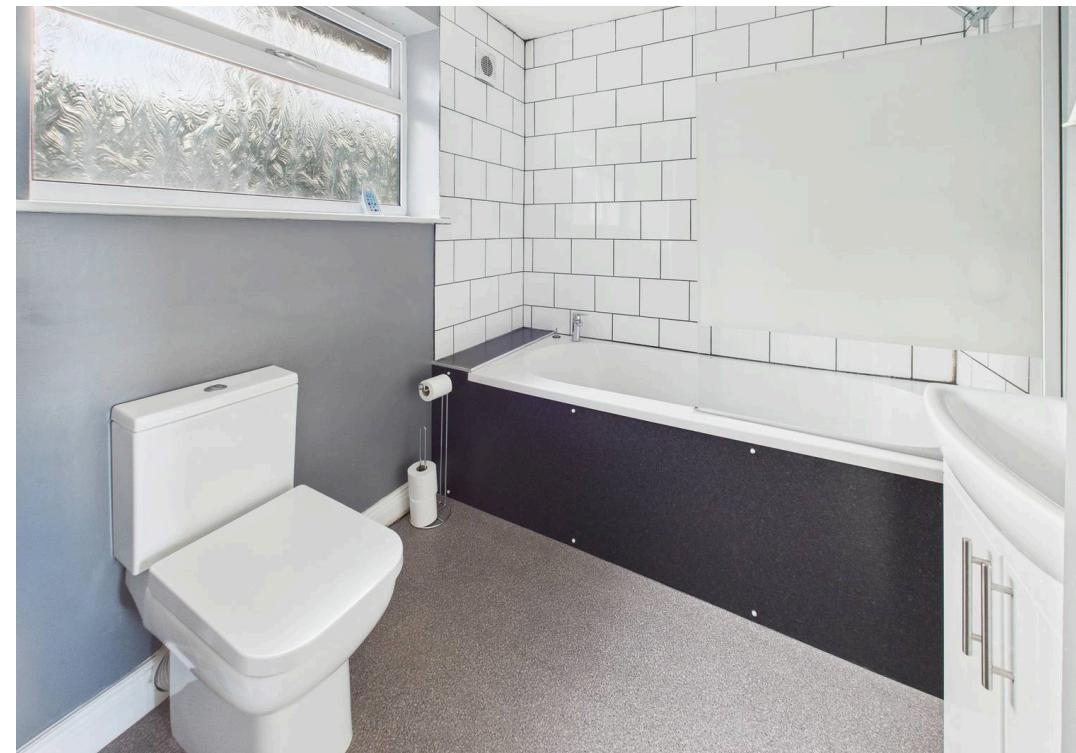
Tenure: Freehold

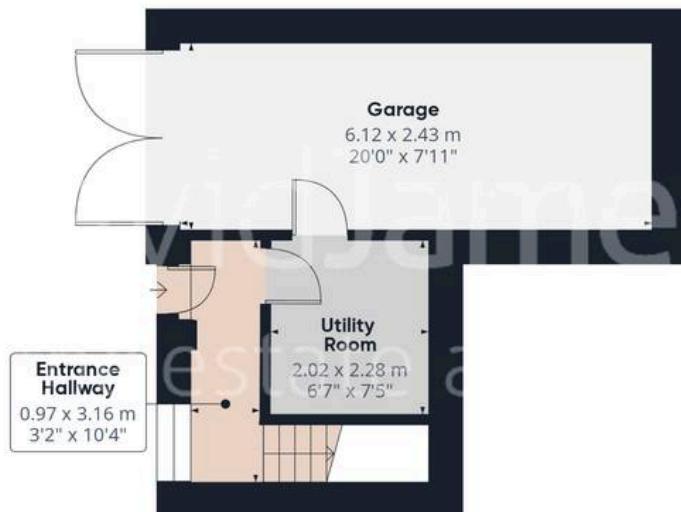
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- End-terrace home set across three floors
- Offered to the market with no upward chain
- Ideally placed within easy reach of local amenities, schools, transport links and the stunning Gedling Country Park
- Well-suited to a variety of buyers
- Neutrally-decorated lounge with a feature log burner
- Open plan dining kitchen with integrated cooking appliances
- Three well-proportioned bedrooms to the second floor
- Family bathroom with a white three-piece suite and a twin-head shower over the bath
- Private rear garden with a raised lawn area and a versatile outbuilding with power and lighting
- Off-street parking leading to a garage with an adjoining utility space







Floor -1 Building 1



Floor 0 Building 1

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

90 m<sup>2</sup>

970 ft<sup>2</sup>



Floor 1 Building 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.



## David James Estate Agents

David James Estate Agents, 45B Plains Road - NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

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