



**8 Station Avenue, Gedling - NG4 3GZ**

Guide Price **£310,000**





## 8 Station Avenue

Gedling, Nottingham

NO CHAIN! Spacious and versatile 3/4 bed semi-detached in the popular Gedling! Lounge with adjoining sitting/dining room, superb dining kitchen, period-style bathroom and a southerly-facing garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Charming three-storey semi-detached family home
- Offered to the market with no upward chain
- Popular Gedling location close to local amenities, popular schools and bus services
- Impressive entrance hall with a convenient cloakroom/WC
- Generous lounge with a feature bay window and fireplace with burner
- Adjoining and versatile sitting/dining room
- Modern dining kitchen with a generous range of units, a range cooker and French doors
- Three bedrooms and a versatile home office/study or dressing room
- Period-style family bathroom with a three-piece white suite
- Generous south-easterly facing garden with lawn, established planting and useful outbuildings







Floor 0



Floor 1



Floor 2



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

127.5 m<sup>2</sup>

1375 ft<sup>2</sup>

**Reduced headroom**

6.7 m<sup>2</sup>

72 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

**GIRAFFE360**



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