



Offers In Excess Of £250,000

First Avenue, Gedling, Nottingham NG4 3JY

EPC Rating D



Immaculately presented period semi detached house in a cul-de-sac location. In brief, the three storey accommodation comprises a living room, with bespoke cabinetry and a log burning stove style electric fire, dining room with under stair storage, French patio doors onto the rear garden and feature tiled alcoves with lighting. The kitchen is fitted with a range of Shaker style units, fitted with a oven, gas hob, stainless steel extractor, wine cooler and integrated dishwasher. There are spaces for a washing machine and fridge freezer. The downstairs bathroom is fully tiled and has been re-fitted with a modern white three piece suite.

To the first floor are two double bedrooms with a modern e-suite shower room off one of the bedrooms and another bedroom occupies the second floor and is fitted with furniture, has Velux windows and storage into the eaves.

There is a low maintenance gravelled garden to the front and gated access at the side. The rear garden has been landscaped with lawn, a paved area with bespoke reclaimed wood seating area, matching feature fencing and shed.

Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

- Freehold
- Council tax band B

LIVING ROOM 12' 1" x 11' 4" into recess (3.68m x 3.45m)

DINING ROOM 12' 2" x 11' 8" into recess (3.71m x 3.56m)

KITCHEN 12' 8" x 6' 9" (3.86m x 2.06m)

BATHROOM 7' 1" x 5' 3" (2.16m x 1.6m)

BEDROOM TWO 12' 1" x 11' 5" into recess (3.68m x 3.48m)

BEDROOM THREE 12' 2" into recess x 8' 6" (3.71m x 2.59m)

EN-SUITE 7' 10" x 6' 10" (2.39m x 2.08m)

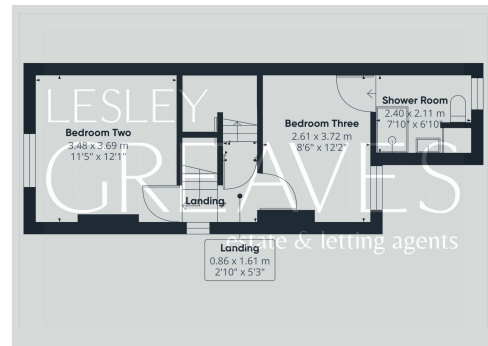
BEDROOM ONE 13' 8" x 12' 0" maximum, reduced head height (4.17m x 3.66m)





# LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

Contact Us  
[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)  
0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Company Registration Number: 5773186 | VAT Number: 917862296