



Guide Price £170,000-£180,000

Queens Avenue, Gedling, Nottingham NG4 4DW

EPC Rating D



A beautifully presented end of terrace family home occupying a corner plot offering scope for extension, subject to the necessary permission.

In brief, the accommodation comprises an entrance hallway with a built in cupboard and stairs to the first floor, a lounge diner with sliding patio doors onto the rear garden and a modern, re-fitted kitchen breakfast room. The kitchen is fitted with a range of cream shaker style units with a built in oven, gas hob, extractor, space for a fridge freezer and under counter space for a washing machine, dryer and slimline dishwasher.

To the first floor are three good size bedrooms with storage to bedroom one and a white bathroom with a three piece suite.

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 A

HALLWAY 9' 6" x 3' 8" maximum measurements (2.9m x 1.12m)

KITCHEN DINER 15' 7" x 10' 10" maximum measurements (4.75m x 3.3m)

LOUNGE/DINER 19' 9" x 9' 9" (6.02m x 2.97m)

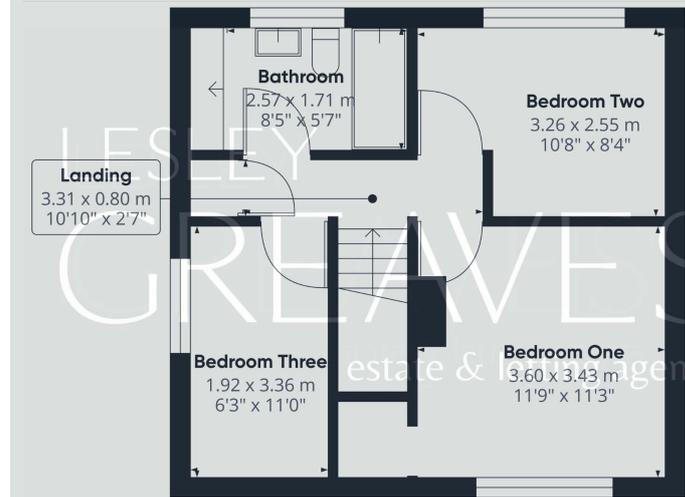
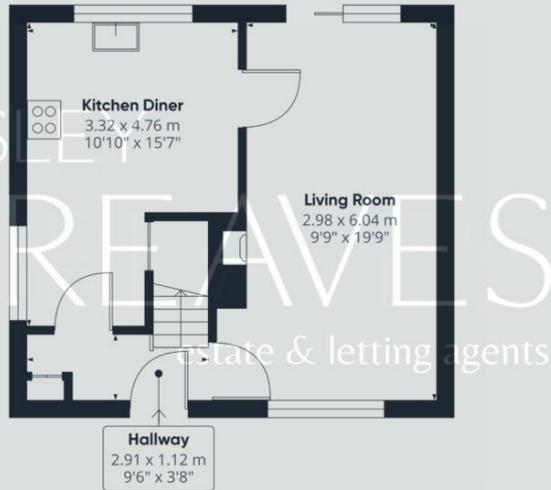
BEDROOM ONE 11' 9" x 11' 3" plus recess (3.58m x 3.43m)

BEDROOM TWO 10' 8" x 8' 4" maximum measurements (3.25m x 2.54m)

BEDROOM THREE 11' 0" x 6' 3" (3.35m x 1.91m)

BATHROOM 8' 5" x 5' 7" (2.57m x 1.7m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

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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.

