

Guide Price £225,000-£250,000

Priory Crescent, Gedling, Nottingham NG4 3LH

EPC Rating D



Well presented, modernised semi detached house in a cul-de-sac position with gardens front and rear and a home office with bi-folding doors!

In brief the property spans two floors and comprises an entrance hallway with wood flooring and under stair storage with plumbing for a washing machine, bay fronted living room with wood flooring and re-fitted kitchen diner with French Doors onto the rear garden. The kitchen is fitted with a range of wall and base units and has spaces for a fridge freezer and large cooker, fitted extractor and an integrated dishwasher.

To the first floor are three bedrooms and a re-fitted modern bathroom with a rain head shower over the bath. The master bedroom is fitted with modern sliding door wardrobes and bedroom two features a cast iron fireplace.

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

ENTRANCE HALL 12' 6" x 7' 2" (3.81m x 2.18m)

LIVING ROOM 11' 5" plus bay x 11' 1" into recess (3.48m x 3.38m)

KITCHEN/DINER 18' 0" x 12' 6" maximum measurements (5.49m x 3.81m)

BEDROOM ONE 12' 7" x 9' 0" to the front of the wardrobes (3.84m x 2.74m)

BEDROOM TWO 11' 6" x 10' 10" into recess (3.51m x 3.3m)

BEDROOM THREE 8' 3" x 7' 9" (2.51m x 2.36m)

BATHROOM 8' 1" x 7' 2" (2.46m x 2.18m)

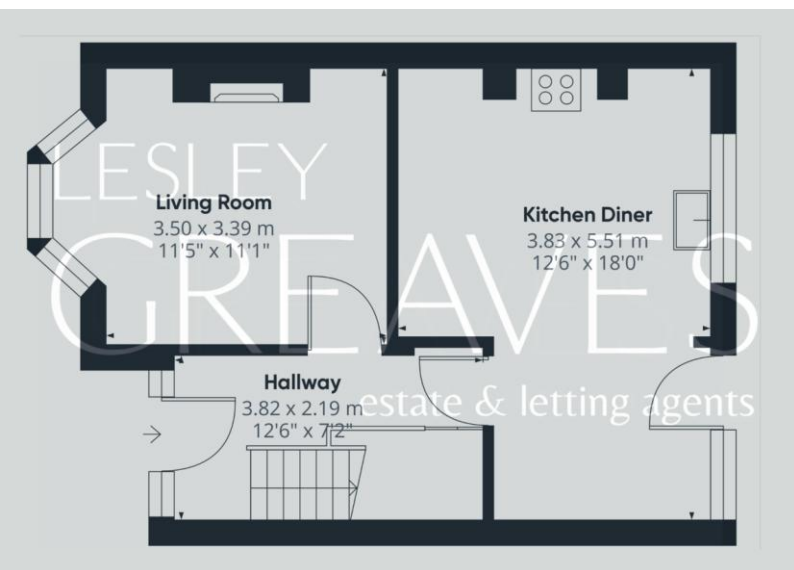
HOME OFFICE 12' 4" x 7' 5" (3.76m x 2.26m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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COUNCIL TAX BAND: B

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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.



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