



£300,000

Roslyn Avenue, Gedling, Nottingham NG4 3NQ

EPC Rating E



Modernised traditional house complete with loft room with a Velux window and storage into the eaves.

To the ground floor is an entrance hallway with a built in cloaks cupboard, utility room with plumbing for a washing machine, a WC and wash hand basin, bay fronted living room with a modern electric fire, kitchen breakfast room with wood flooring and a breakfast bar. Fitted with a range of cream gloss units incorporating an integrated fridge freezer and dishwasher, fitted oven, microwave, gas hob and extractor hood. To the rear of the property is a garden room with both radiators and under floor heating. French doors lead onto the rear garden.

To the first floor are stairs to the loft room, a modern re-fitted four piece bathroom with a shower cubicle and freestanding bath and three bedrooms. There are fitted sliding door wardrobes to the master bedroom and a built in wardrobe and bay window to bedroom two.

There is parking at the front, a 43ft garage at the side with power and light and a lawn garden at the rear.

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 6' 11" x 6' 2" (2.11m x 1.88m)

UTILITY ROOM / WC 7' 0" x 6' 1" (2.13m x 1.85m)

LIVING ROOM 16' 2" into bay x 10' 8" (4.93m x 3.25m)

KITCHEN/BREAKFAST ROOM 17' 1" x 8' 9" (5.21m x 2.67m)

GARDEN ROOM 11' 9" x 10' 8" (3.58m x 3.25m)

BEDROOM ONE 12' 6" x 8' 6" to front of wardrobes (3.81m x 2.59m)

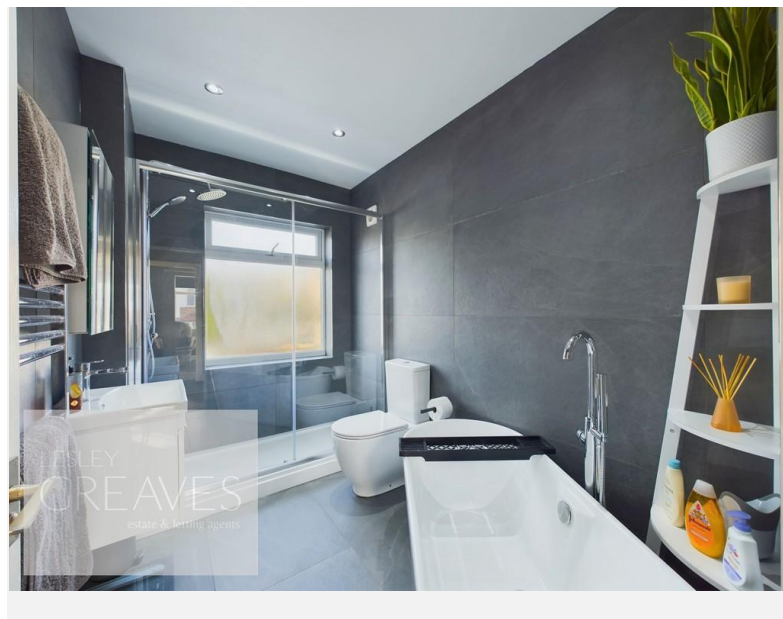
BEDROOM TWO 10' 9" x 9' 10" into bay (3.28m x 3m)

BEDROOM THREE 8' 3" x 6' 1" (2.51m x 1.85m)

BATHROOM 9' 5" x 6' 0" (2.87m x 1.83m)

LOFT ROOM 13' 4" x 9' 3" overall size, reduced head height (4.06m x 2.82m)

GARAGE 43' 4" x 9' 1" (13.21m x 2.77m)

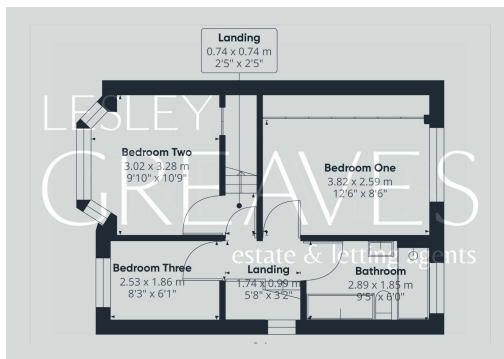
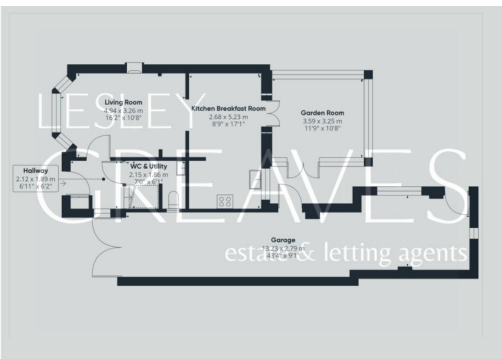


LESLEY GREAVES

estate & letting agents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
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