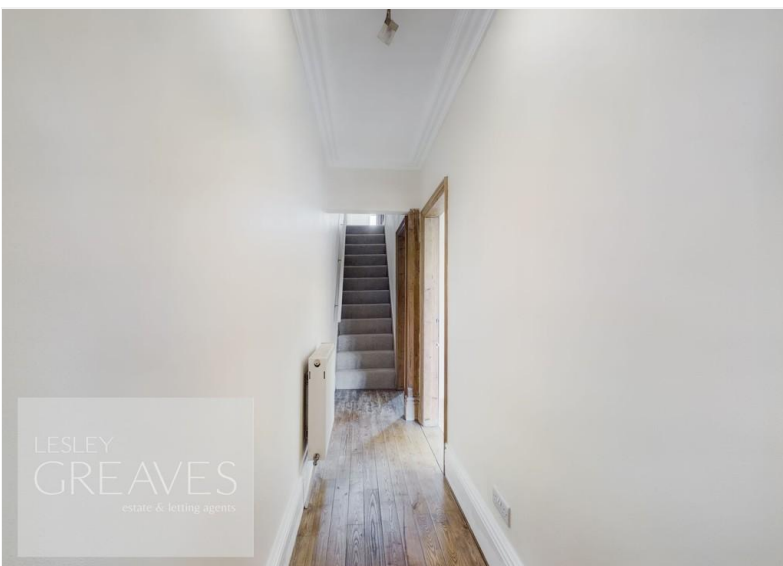




Guide Price £290,000

Waverley Avenue, Gedling, Nottingham NG4 3HH

EPC Rating E



Lovingly restored period house offering a wealth of features and is offered for sale with no upward chain. With accommodation spanning two floors the property briefly comprises an open porch with Spanish terracotta glazed tiles, entrance hallway with hardwood ash flooring, coving to the ceiling and stairs to the first floor. Living room with feature curved walls, hardwood ash flooring and an open fire replace featuring a natural stone hearth and oak mantle, dining room with original Victorian flooring, deep skirting and architraves, built in cabinets with shelving and a door to the wooden kitchen with a slate tiled floor and beech worktops, door to the rear garden and a shelved pantry. To the first floor, accessed off the galleried landing with a built in storage cupboard, is a re-fitted family bathroom with vaulted ceiling, porcelain floor tiles with under floor heating, Velux window and a mains fed shower over the bath, an office/dressing room and two double bedrooms, with a cast iron feature fireplace to bedroom two. To the front is parking for two vehicles plus hardstanding/a detached cedar garage, available by separate negotiation, and mature gardens. To the rear is a walled courtyard style garden with a mosaic style tiled patio area, built in barbecue, gated access to the side and a brick built outhouse with WC. There is scope for a loft conversion, subject to planning and the property is presented with brand new carpets to the stairs, landing, bedroom two and study/dressing room. 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

ENTRANCE HALL 16' 0" x 2' 11" (4.88m x 0.89m)

LIVING ROOM 15' 10" x 11' 9" into recess (4.83m x 3.58m)

DINING ROOM 11' 10" x 10' 9" into recess (3.61m x 3.28m)

KITCHEN 14' 3" x 8' 0" (4.34m x 2.44m)

PANTRY 5' 5" x 2' 8" (1.65m x 0.81m)

BEDROOM ONE 15' 0" into recess x 12' 9" (4.57m x 3.89m)

BEDROOM TWO 11' 10" x 9' 2" into recess (3.61m x 2.79m)

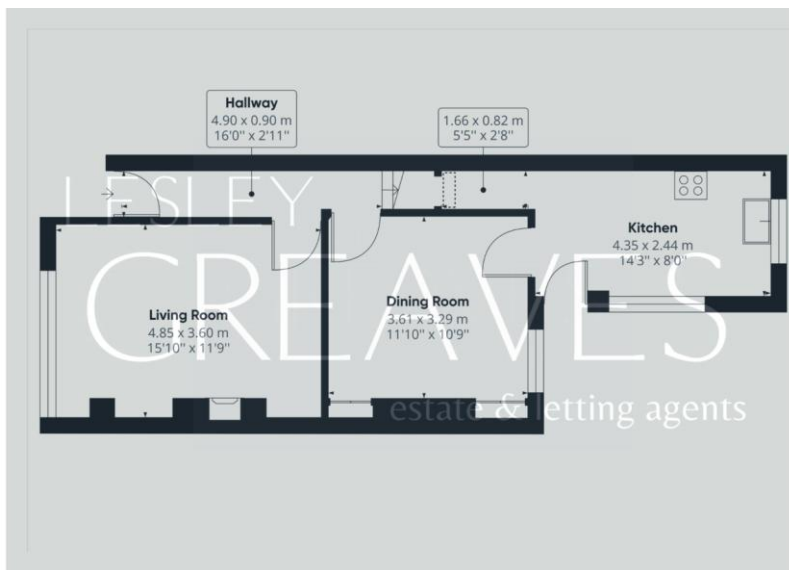
STUDY/DRESSING ROOM 6' 4" x 4' 10" (1.93m x 1.47m)

BATHROOM 7' 10" x 7' 5" (2.39m x 2.26m)



LESLEY GREAVES

estate & letting agents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

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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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