



£200,000 to £210,000
GUIDE PRICE

**WOLLATON AVENUE
GEDLING**

- NO CHAIN
- EXTENDED HOME
- NEW KITCHEN
- THREE BEDROOMS
- SOLAR PANELS
- EPC D



Modernised Family Home with No Upward Chain

THIS READY-TO-MOVE-INTO, MODERNISED FAMILY HOME IS OFFERED FOR SALE WITH NO UPWARD CHAIN.

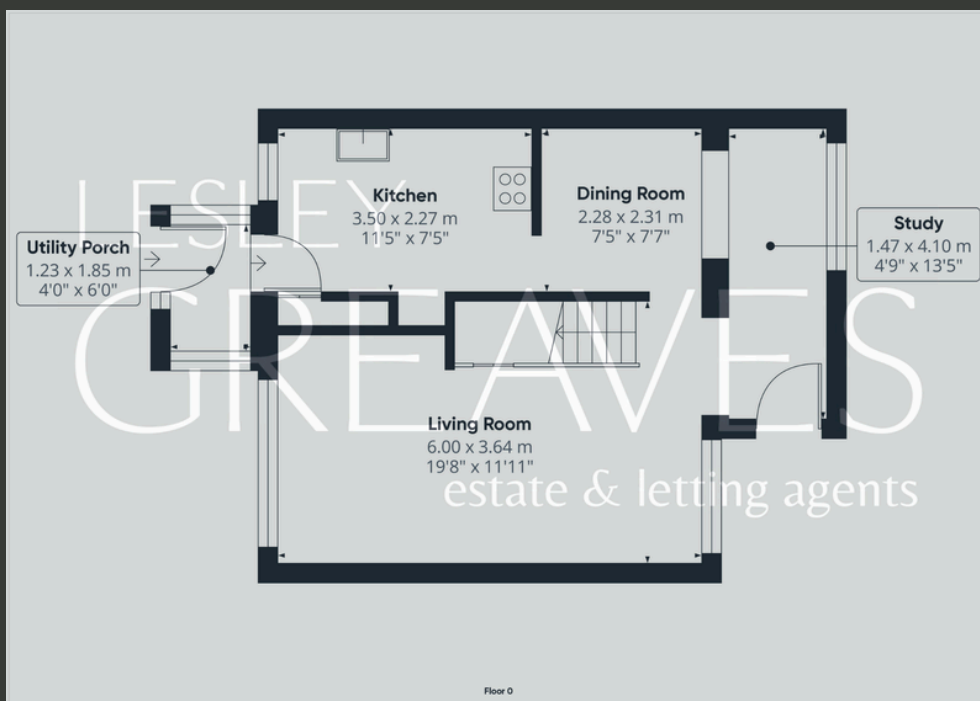
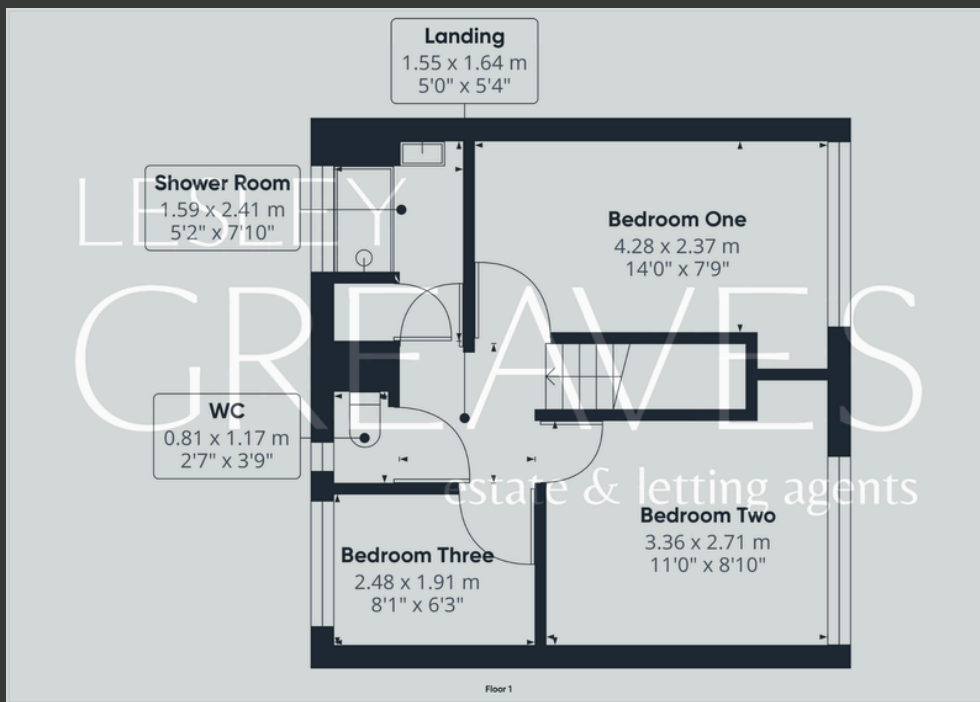
THE EXTENDED ACCOMMODATION BEGINS WITH AN ENTRANCE PORCH THAT CAN ALSO SERVE AS A UTILITY AREA FOR A WASHING MACHINE. THE NEWLY FITTED KITCHEN IS EQUIPPED WITH A FITTED OVEN, CERAMIC HOB, STAINLESS STEEL EXTRACTOR, AND SPACES FOR ADDITIONAL APPLIANCES. THE GROUND FLOOR IS COMPLETED BY A VERSATILE DINING ROOM, STUDY, AND LIVING ROOM.

UPSTAIRS, THERE ARE THREE WELL-PROPORTIONED BEDROOMS, A CONTEMPORARY SHOWER ROOM, AND A SEPARATE WC. THE PROPERTY HAS BEEN UPDATED WITH NEW FLOORING, A COMPLETE RE-WIRING, A NEW BOILER INSTALLED IN 2023, AND SOLAR PANELS FOR EFFICIENT HOT WATER HEATING. EXTERNALLY, THE PROPERTY BOASTS LOW-MAINTENANCE GARDENS AT BOTH THE FRONT AND REAR, ALONG WITH PARKING.

LOCATED IN THE WELL-REGARDED AND ESTABLISHED AREA OF GEDLING, THIS HOME IS CLOSE TO SCHOOLS, SHOPS, PUBS, RESTAURANTS, PUBLIC TRANSPORT, AND LEISURE FACILITIES. THE POPULAR GEDLING COUNTRY PARK, FEATURING A PLAY AREA AND CAFÉ, IS ALSO NEARBY.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 83 SQ METERS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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