



# £175,000

## QUEENS AVENUE GEDLING

- MODERN SHOWER ROOM
- THREE BEDROOMS
- LOUNGE/DINER
- GOOD SIZE GARDEN
- MID TERRACE
- NO CHAIN
- EPC C



### 3-Bed Mid-Terraced Home with Spacious Garden

LOCATED IN A SOUGHT-AFTER AREA OF GEDLING, THIS DELIGHTFUL THREE-BEDROOM MID-TERRACED PROPERTY IS IDEAL FOR FAMILIES OR FIRST-TIME BUYERS AND IS OFFERED FOR SALE CHAIN-FREE, ENABLING A SMOOTHER TRANSACTION.

THE SPACIOUS LOUNGE OFFERS A BRIGHT AND WELCOMING FEEL. THE MODERN KITCHEN BOASTS SLEEK BLUE CABINETRY, AMPLE WORKSPACE, AND ROOM FOR ALL ESSENTIAL APPLIANCES – PERFECT FOR EVERYDAY LIVING AND ENTERTAINING.

UPSTAIRS, THE PROPERTY COMPRISES TWO GENEROUS DOUBLE BEDROOMS AND A WELL-SIZED SINGLE BEDROOM, CURRENTLY USED AS A HOME OFFICE. THE BATHROOM IS SMARTLY PRESENTED WITH FLOOR-TO-CEILING TILING, A CONTEMPORARY VANITY UNIT, AND A CURVED GLASS SHOWER ENCLOSURE.

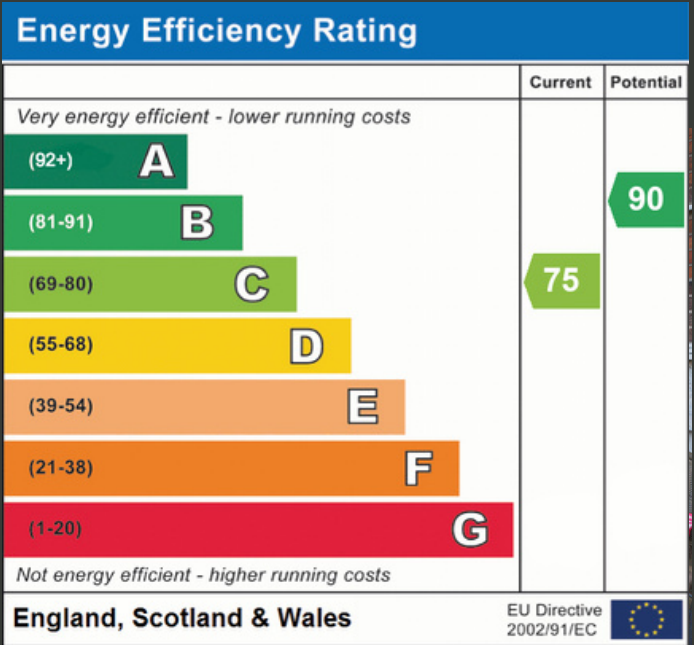
OUTSIDE, ENJOY A GENEROUS REAR GARDEN WITH A PATIO AREA AND LAWN, IDEAL FOR FAMILIES AND SUMMER RELAXATION. THE FRONT OF THE PROPERTY OFFERS POTENTIAL FOR OFF-STREET PARKING, SUBJECT TO THE NECESSARY PERMISSIONS.

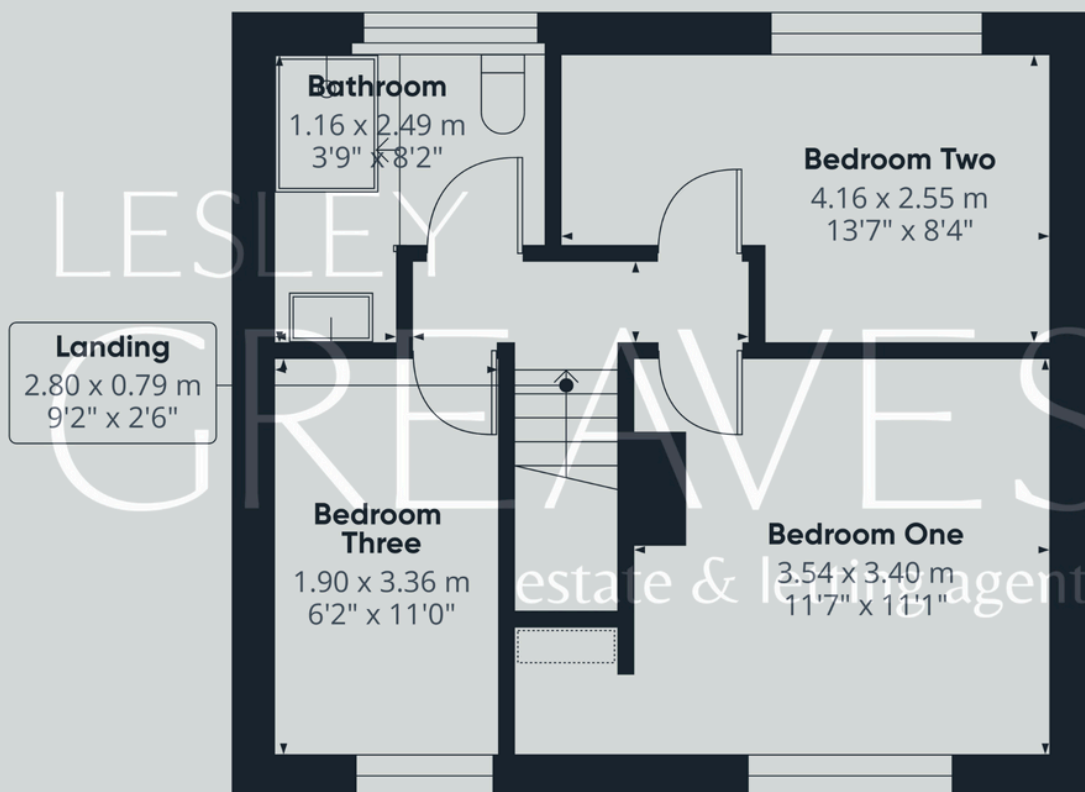
LOCATED CLOSE TO SCHOOLS, SHOPS, AND TRANSPORT LINKS, THIS IS A PRACTICAL AND WELCOMING HOME READY TO MOVE INTO.

VIEWING IS HIGHLY RECOMMENDED – CALL NOW TO ARRANGE YOUR APPOINTMENT.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 84 SQ METERS







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