

**K A T I E
H O M E S**

63 Wollaton Avenue, Gedling, Nottingham, NG4 4HY

Guide Price £220,000

63 Wollaton Avenue, Gedling, Nottingham, NG4 4HY



GUIDE PRICE £220,000

This neutrally decorated semi-detached property, featuring three bedrooms, a modern kitchen, ample living space, off-street parking and a garden, offers an ideal blend of comfort and potential for couples or families, conveniently located with excellent transport links and green spaces nearby.





- NO UPWARD CHAIN!
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- LARGE LIVING ROOM WITH BAY WINDOW
- KITCHEN /DINER
- UTILITY ROOM
- FRONT GARDEN & REAR GARDENS
- SEPARATE GARAGE
- CLOSE TO GEDLING COUNTRY PARK
- PREVIOUSLY RENTED FOR £1,200 PER MONTH





Overview

** GUIDE PRICE - £220,000 to £230,000 **

Katie Homes Nottingham is delighted to bring to the market this lovely semi-detached property, available for immediate sale. This property is a testament to tasteful neutrality, with its decor presenting the perfect canvas for prospective buyers to add their personal touch.

The home boasts ample living space with three well-proportioned bedrooms. Two of which are double rooms, offering generous space and flexibility for couples or families alike. The third bedroom, a single, is ideal for use as a guest room or home office. In addition, the property features a modern bathroom equipped with a heated towel rail, ensuring a warm and comfortable experience even on the chilliest mornings.

At the heart of the home is a well-appointed kitchen/diner, complete with modern appliances and a separate and convenient utility room, offering additional workspace and storage. The property also benefits from a lounge, featuring a bay window that floods the space with natural light and provide a lovely view of the garden.

The property's exterior is equally impressive, with off-street parking and a garage providing secure storage.

The area well-served by public transport links, this property would be ideal for those commuting to work or school. Being close by to Gedling Country Park also adds to the appeal of this home, offering opportunities for leisurely walks or weekend picnics.

The property falls within council tax band B and has an EPC rating of D. This property is particularly suitable for couples looking for a home to grow into. All these features combined create a truly unique property that blends comfort, convenience, and potential.

In summary, this neutrally decorated semi-detached property offers a perfect blend of space, charm, and modern conveniences. Whether you are a first-time buyer or an investor, this property presents a fantastic opportunity to purchase a home that you can truly make your own. We recommend viewing at your earliest convenience to truly appreciate what this property has to offer.

Entrance Hall

Lounge

19'7" x 10'7"

Kitchen / Diner

19'8" x 7'7"

Utility Room

6'8" x 5'8"

Bedroom One

11'0" x 9'0"

Bedroom Two

13'10" x 7'9"

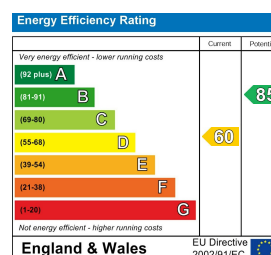
Bedroom Three

8'2" x 6'4"

Bathroom

8'0" x 5'2"

WC





HAPPIER HOME HUNTING



TEL: 0115 837 7375

EMAIL: VIEWINGS@KATIEHOMES.CO.UK

WEB: WWW.KATIEHOMES.CO.UK

ADDRESS: 76 DERBY ROAD, NOTTINGHAM, NG1 5FD