



## Phoenix Avenue

, Gedling, NG4 4DT

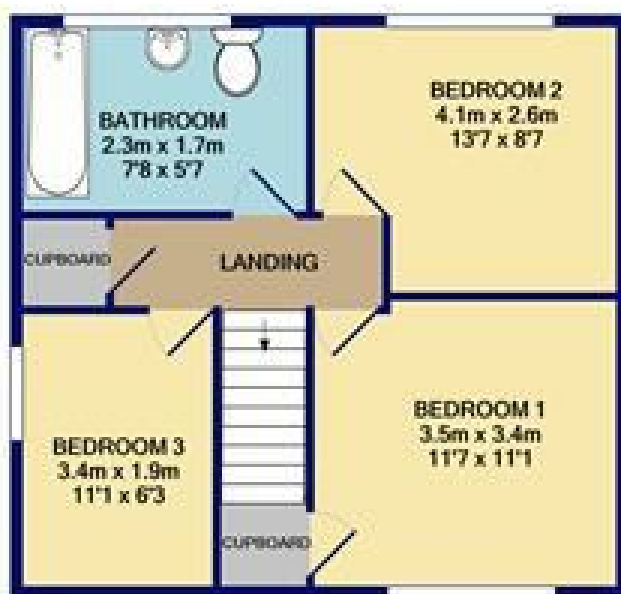
- 3 Bedroom Semi Detached Property
- Dual Aspect Living / Dining Room
  - Popular Location
- Close to Transport Links
- Driveway
- Breakfast Kitchen
- Close to Local Amenities
- Council Tax Band - A

More Photos Coming Soon

Local Authority **Gedling**  
Council Tax Band **A**  
EPC Rating **E**



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.