

# Emma Terry Homes

*moving made personal*



30 Freda Avenue

Gedling, Nottingham, NG4 4GQ

Asking price £245,000





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## Asking price £245,000

This detached bungalow on Freda Avenue, Gedling, presents a wonderful opportunity for those seeking to make a property their own.

The bungalow features a generously sized lounge, kitchen, two bedrooms, a bathroom and garage.

The potential to personalise this bungalow is huge, allowing a blank canvas for any ideas you may have.

Situated in a peaceful neighbourhood, Freda Avenue is well-connected to local amenities, parks, and transport links, making it an ideal location for families and individuals alike. This bungalow not only offers a comfortable living space but also the chance to invest in a property that can be tailored to your unique tastes.

In summary, this detached bungalow on Freda Avenue is a rare find, combining a desirable location with the potential for personalisation. Do not miss the opportunity to make this property your own and enjoy the many benefits of living in Gedling.



### ENTRANCE HALL

7'10" x 3'6" (2.40 x 1.07)

Entrance door to property, a central heating radiator and a UPVC double glazed obscure window to front.

### LOUNGE

18'6" x 9'10" (5.66 x 3.01)

UPVC double glazed window to front, an electric feature fire and a central heating radiator.

### HALLWAY

9'6" x 3'5" (2.91 x 1.05)

Doors through to lounge, kitchen, bedroom 1, 2, bathroom and to the side of the property.

### KITCHEN

10'8" x 9'6" (3.27 x 2.92)

A variety of wall and base units, sink with mixer tap and drainer, built-in oven and grill, electric hob and extractor fan, heated towel rail, space for a washing machine and fridge/freezer and a UPVC double glazed window to side.

### BEDROOM 1

12'10" x 9'10" (3.93 x 3.01)

Built-in storage cupboard, a central heating radiator and UPVC double glazed window to rear.

### BEDROOM 2

9'6" x 8'9" (2.92 x 2.68)

A central heating radiator and UPVC double glazed window to rear.

### BATHROOM

5'9" x 5'5" (1.76 x 1.66)

An electric shower cubicle, wash hand basin with mixer tap, low level flush WC, heated towel rail and UPVC double glazed obscure window to side.

### GARAGE

21'8" x 7'10" (6.62 x 2.39)

### FRONT

Driveway providing off-street parking for multiple cars, gated access to rear and garage and a gated pebbled front garden.

### REAR

Patio area leading to pebbled garden surrounded by mature bushes and shrubs, access to garage and gated access to front.



















Road Map



Hybrid Map

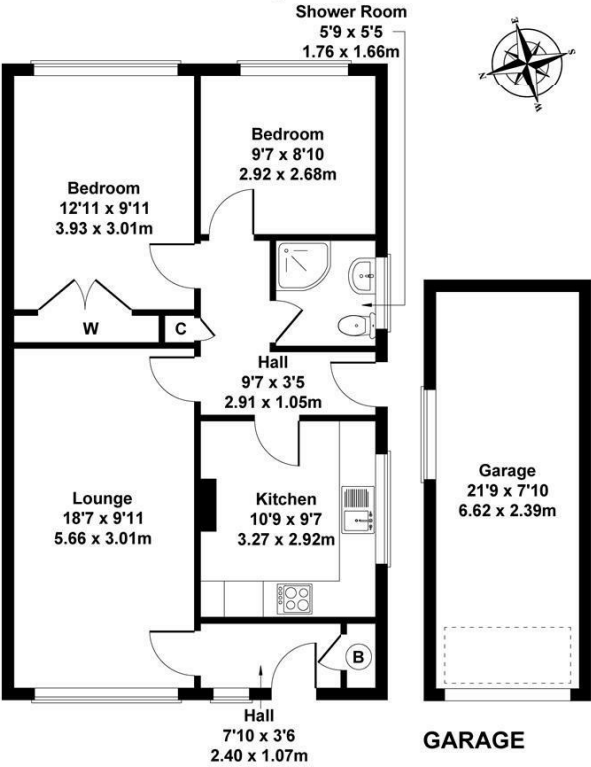


Terrain Map



**30 Freda Avenue, Gedling, Nottingham, NG4 4GQ**

Approximate Gross Internal Area  
840 sq ft - 78 sq m

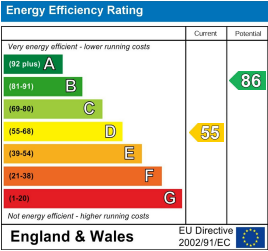


Not to Scale. Produced by The Plan Portal 2025  
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**Viewing**

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Graph**



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