



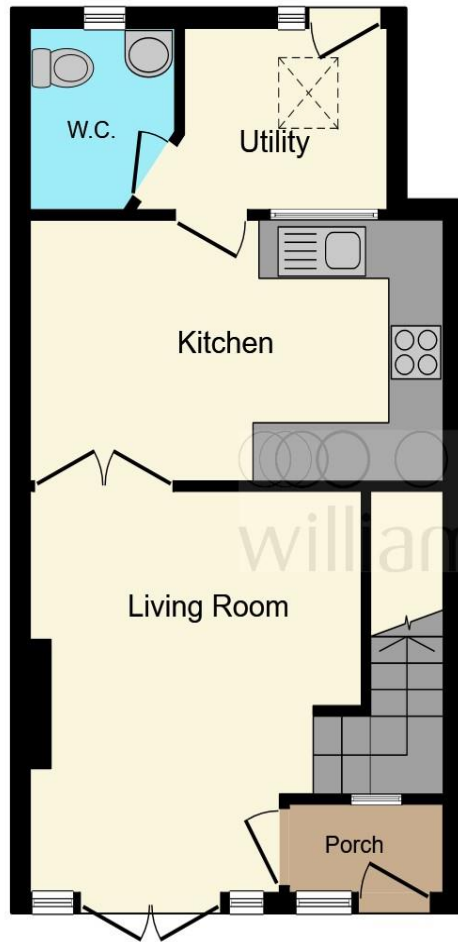
Third Avenue, Gedling Nottingham NG4 3LL

welcome to

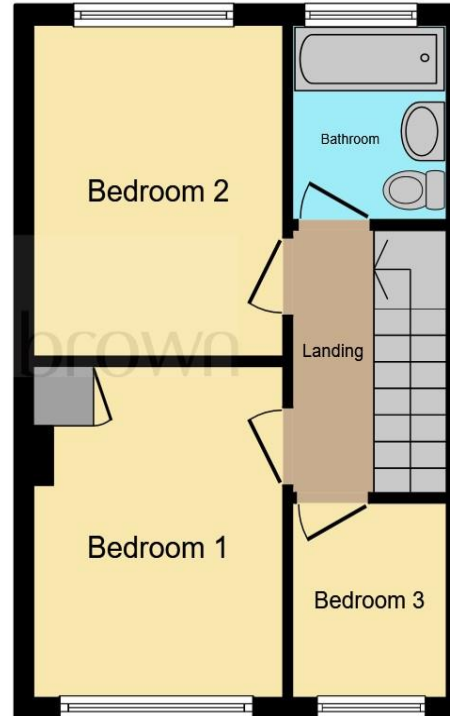
Third Avenue, Gedling Nottingham

THREE BEDROOM MID-TERRACED property on Third Avenue with UTILITY ROOM and TWO BATHROOMS. ENCLOSED FRONT AND REAR GARDEN SPACE & ONE ALLOCATED PARKING SPACE. Carlton rail station LESS THAN A MILE AWAY.





Ground Floor



First Floor

Living Room

15' MAX x 14' MAX (4.57m MAX x 4.27m MAX)

Kitchen

14' 11" MAX x 8' 4" MAX (4.55m MAX x 2.54m MAX)

Utility Room

7' 2" MAX x 6' 5" MAX (2.18m MAX x 1.96m MAX)

Bedroom One

11' 6" MAX x 9' 3" MAX (3.51m MAX x 2.82m MAX)

Bedroom Two

8' 10" MAX x 11' 10" MAX (2.69m MAX x 3.61m MAX)

Bedroom Three

5' 7" MAX x 6' 5" MAX (1.70m MAX x 1.96m MAX)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Third Avenue, Gedling Nottingham

- Council Tax Band: A
- THREE BEDROOMS
- MID-TERRACED PROPERTY
- UTILITY ROOM
- TWO BATHROOMS

Tenure: Freehold EPC Rating: D

offers in the region of

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS118325



Property Ref:
NVS118325 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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