



33 Third Avenue, Gedling, NG4 3LL
Offers In The Region Of £170,000

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33 Third Avenue Gedling, NG4 3LL

- Mid town house + allocated parking
- Bathroom in white with electric shower
- Rear access to Appletree Lane
- Three bedrooms
- Lounge & kitchen diner
- NO UPWARD CHAIN

A three-bedroom mid-town house with off street parking in a popular area just off Priory Road which is at the bottom of Westdale Lane. Close by, Gedling has a good selection of shopping facilities and Priory Junior School is just a couple of minutes walk away!

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Overview

The main accommodation consists of an entrance hall/porch leading to the lounge, with access to the stairs and full-width kitchen diner with integrated oven and hob. Upstairs there are three bedrooms and a bathroom with white suite, electric shower and chrome ladder towel rail. The property also has UPVC double glazing and gas central heating with a combination gas boiler.

Entrance Hall

With shoe cupboards, UPVC double-glazed front door and a door leading to the lounge.

Lounge

Black marble effect fireplace with wooden surround and provisions for a gas fire. Radiator, UPVC double-glazed front window, door and stairs leading to the first-floor landing and doorway though to the kitchen diner.



Kitchen Diner

A range of wall and base units with granite style worktops with inset one-and-a-half bowl composite sink unit and drainer. Integrated brushed steel electric oven, four-ring gas hob with extractor canopy and plumbing for washing machine. Wood effect laminate flooring, UPVC double glazed window and double doors leading out to the rear garden and cupboard housing the combination gas boiler.

First Floor Landing

With loft access and doors to all bedrooms and bathroom.

Bedroom 1

UPVC double-glazed rear window and radiator.

Bedroom 2

Built-in wardrobe, UPVC double glazed front window and radiator.

Bedroom 3

UPVC double glazed front window and radiator.

Bathroom

Consisting of bath with full height tiling and electric shower, pedestal wash basin and dual flush toilet. Half tiling to the remaining walls, chrome ladder towel rail and UPVC double-glazed rear window.

Outside

Gated access leads onto the front lawned garden. To the rear is a full-width patio with brick built barbecue, halogen security light and outside tap. Steps lead up to a plumb slate low maintenance garden with a fenced perimeter and rear gated access onto Appletree Lane.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band A

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No







CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: None

FLOOD RISK: Very low

ASBESTOS PRESENT:

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER:

BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.

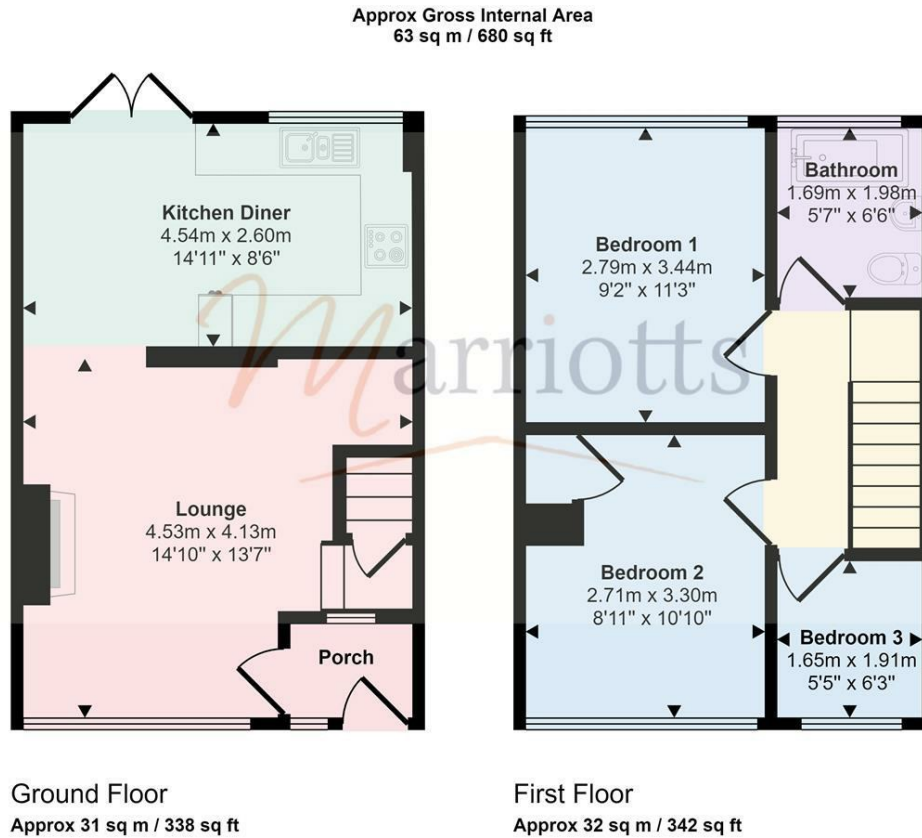
ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION:

Ramped/stepped access leading from Third Avenue to
the front of the property.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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