



10 First Avenue, Gedling, Nottingham, NG4 3JY

Price Guide £220,000

- Spacious Three Storey Three Bedroom House
- Utility Room/Shower Room
- Ensuite Bathroom
- New Boiler in 2021
- GUIDE PRICE £220,000 - £235,000
- Lounge and Dining Room
- Three Double Bedrooms
- New Roof in 2022
- Large Rear Garden



# 10 First Avenue, Nottingham NG4 3JY

GUIDE PRICE £220,000 - £235,000 - Spacious and Very Well Presented Three Bedroom Three Storey House. Lounge and Dining Room. Downstairs Utility/Shower Room, Three Double Bedrooms, Ensuite Bathroom. New Roof In 2022 and New Boiler in 2021. Spacious Rear Garden. Cul-de-sac Location.



Council Tax Band: B



#### Dining Room

11'4 x 11'11

Window to the front elevation. Radiator. Door to the inner hallway.

#### Inner Hallway

Door to the Lounge. Stairs to the first floor landing.

#### Lounge

11'11 x 11'10

Window to the rear. Arch to the Kitchen.

#### Kitchen

7'11 x 6'9

Spotlights to the ceiling. Window to the side elevation. Gas hob and electric oven. Extractor. Space for dishwasher. Stainless steel sink unit. Opens into rear porch.

#### Rear Porch

6'5 x 4'3

Door to the rear garden.

#### Utility Room/Shower Room

9'6 x 6'3

Window to the side elevation. Built in cupboards with space and plumbing for a washing machine and tumble dryer. Radiator. Shower cubicle with electric shower. Radiator.

#### Bedroom

12'0 x 11'10

Window to the rear. Radiator. Door to the ensuite.

#### Ensuite Bathroom

Corner bath unit. Low level toilet. Sink. Window to the rear. Radiator.

#### Bedroom

11'0 x 8'2

Window to the rear. Radiator.

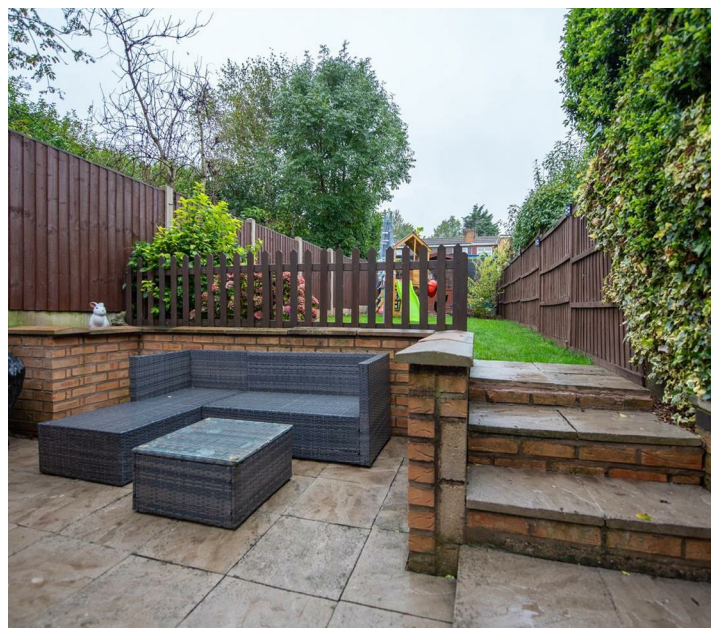
#### Top Floor Bedroom

14'3 x 11'1

Roof window. Radiator.

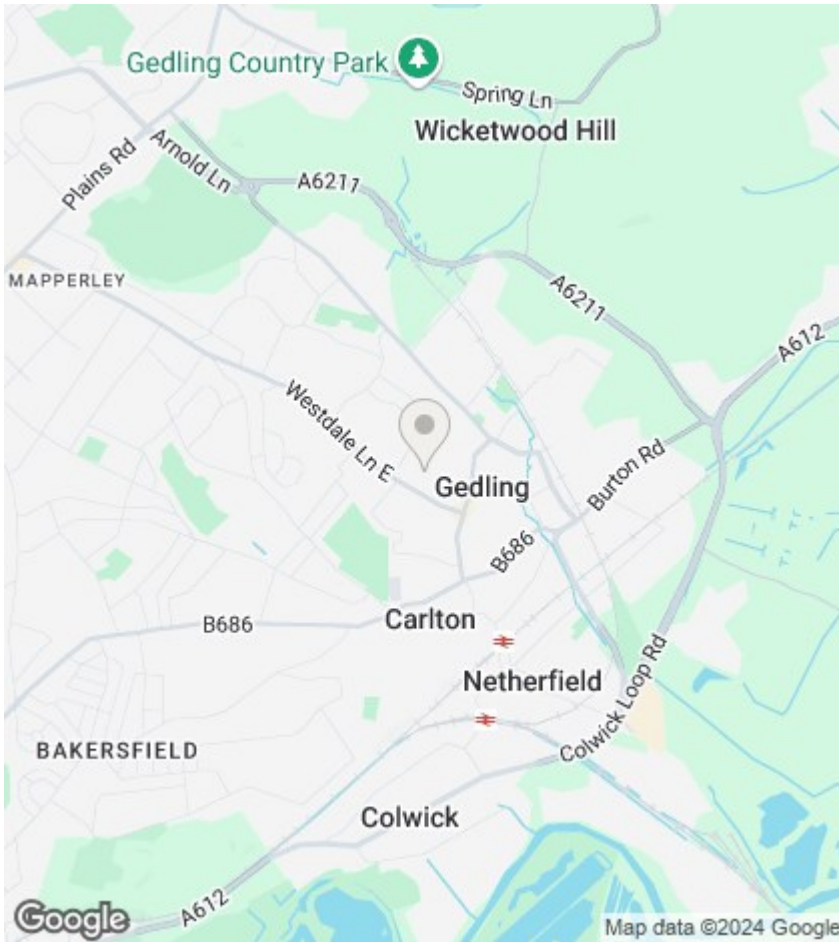
#### Exterior

Paved patio area with steps up to a mature lawned garden. Gated front garden and side access with composite gate into the garden.









## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

