



10 First Avenue, Gedling, Nottingham, NG4 3JY

Price Guide £210,000

- Spacious Three Storey Three Bedroom House
- Utility Room/Shower Room
- Ensuite Bathroom
- New Boiler in 2021
- GUIDE PRICE £210,000 - £225,000
- Lounge and Dining Room
- Three Double Bedrooms
- New Roof in 2022
- Large Rear Garden

10 First Avenue, Nottingham NG4 3JY

GUIDE PRICE £210,000 - £225,000 - 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.

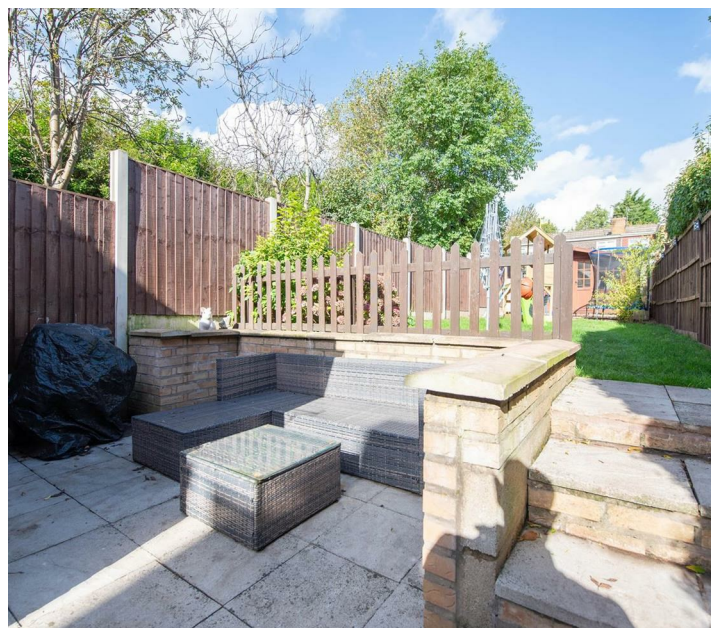
Top Floor Bedroom

14'3 x 11'1

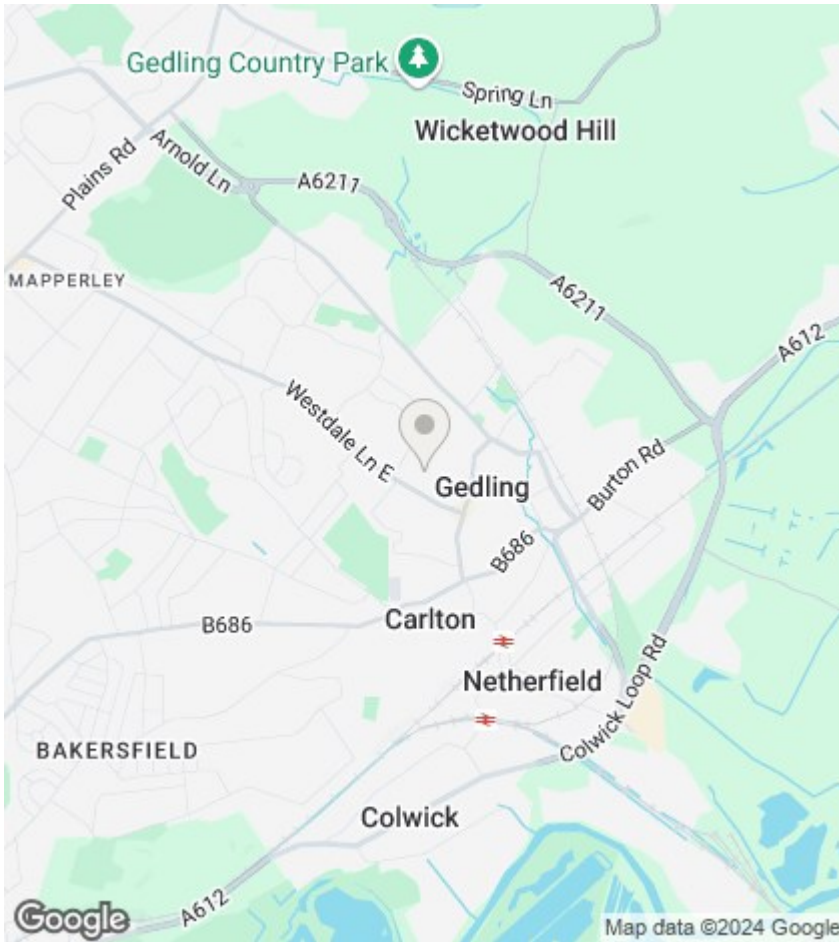
Roof window. Radiator.

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

