



DavidJames
the estate agent

Lymn Avenue, Gedling, Nottingham, NG4 4EA

Guide Price £160,000

About This Property

GUIDE PRICE £160,000 - £170,000. Presenting a mid-terrace house in the ever popular Gedling, this property is an exceptional opportunity for first-time buyers who are looking to take their first step on the property ladder! Conveniently located, it offers easy access to frequent bus services to the City Centre as well as close proximity to a range of schools.

Inside, the residence boasts a spacious lounge/dining room with access to the garden as well as a good-sized kitchen, fitted with an integrated oven hob, and extractor with additional space for essential freestanding appliances including a washing machine, tumble dryer and fridge/freezer. Here, you'll also find the Ideal boiler which serves the central heating system.

Upstairs, the property hosts three well-proportioned bedrooms, alongside a superb modern bathroom that includes a three-piece white suite with a rainfall-style shower head and a towel radiator.

Outside, the low-maintenance and enclosed rear garden faces south-westerly, providing a private and sunny outdoor space for relaxing.



- Mid-terrace house
- An ideal first-time purchase
- Popular location in Gedling
- Good-sized lounge/dining room
- Fitted kitchen with integrated cooking appliances
- Three bedrooms
- Superb modern bathroom with a three-piece white suite
- South-westerly facing rear garden
- Tucked away from the roadside
- Frequent bus services and schools within easy reach





Floor 0



Floor 1

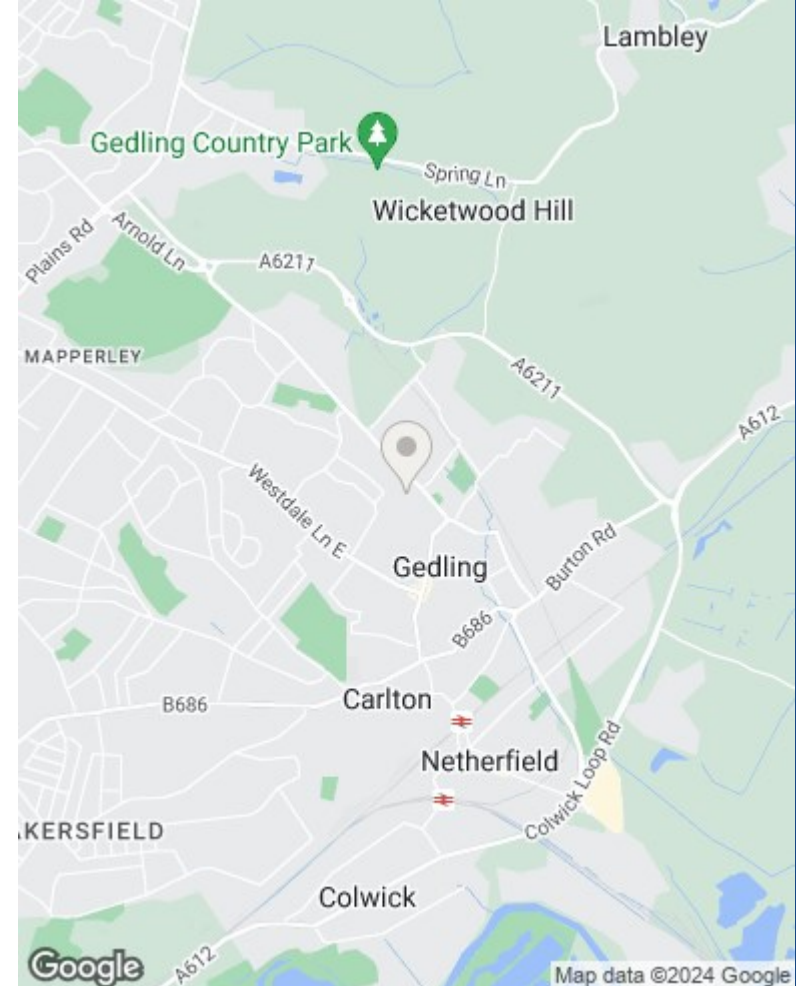
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Approximate total area[®]
72.74 m²
782.99 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: A
Gedling Borough Council
Freehold

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