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**DavidJames**  
the estate agent

**Perlethorpe Avenue, Gedling, Nottingham, NG4 4GH**

**Guide Price £220,000**



# About This Property

This extended semi-detached home is now available to purchase and has been recently repainted to neutral throughout, making it ready for you to move in and personalise! Conveniently situated within easy reach of Gedling, Carlton and Mapperley's amenities, the area boasts a variety of nearby schools and sits a short walk from frequent bus services to provide easy access to Nottingham City Centre and the surrounding areas.

Upon entering, you are greeted by an initial hallway that leads into a bright and spacious lounge which features an electric fire. The fitted kitchen is equipped with a range of units, offering ample space for a freestanding cooker, washing machine, tumble dryer and fridge/freezer. From the kitchen, you have access to a downstairs WC and a useful understairs storage area.

The first floor hosts two bedrooms, both with fitted wardrobes, providing plenty of storage space. The complementing bathroom is then fitted with a three-piece white suite, including an over-bath electric shower and has newly laid flooring alongside the benefit of an additional neighbouring WC. Additionally, there is a useful carpeted loft space with power, lighting and Velux-style windows.

Outside, the property features a generous lawned rear garden with an initial patio seating area whilst timber sheds provides additional storage space for garden tools and equipment. The driveway at the front of the house offers convenient off-street parking.

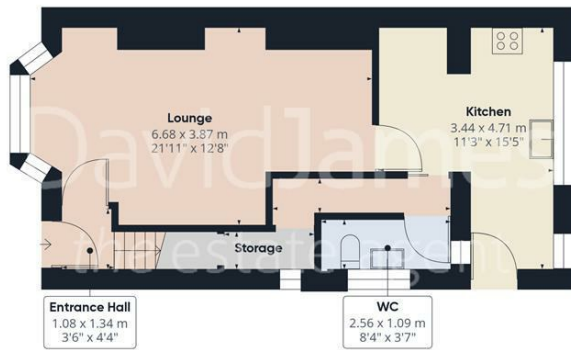
- Extended semi-detached home
- Within easy reach of Gedling, Carlton and Mapperley's amenities
- A variety of schools and frequent bus services to the City Centre available nearby
- Bright and spacious lounge with a feature electric fire
- Fitted kitchen with space for freestanding appliances
- Two first floor bedrooms (both with fitted wardrobes)
- Carpeted loft space with power and lighting
- Family bathroom with a three-piece suite and an electric shower
- Generous lawned garden with an initial patio seating area
- Driveway to the front provides off-street parking



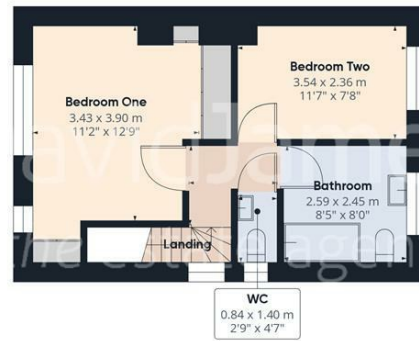




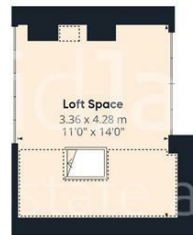




Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
 91.3 m<sup>2</sup>  
 982.77 ft<sup>2</sup>

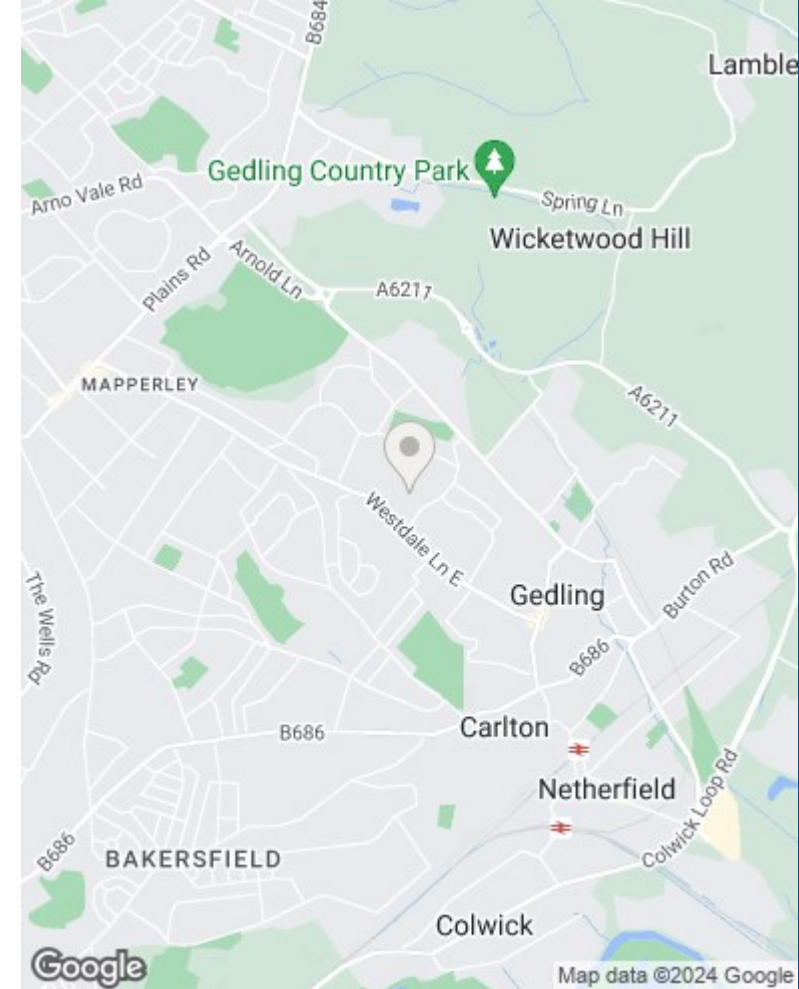
Reduced headroom  
 4.88 m<sup>2</sup>  
 52.52 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

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: B**  
**Gedling Borough Council**  
**Freehold**

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