



**DavidJames**  
the estate agent

**Margaret Crescent, Gedling, Nottingham, NG4 4DX**

**Guide Price £180,000**

# About This Property

GUIDE PRICE £180,000 - £190,000. We are pleased to present this end-terrace house which is perfectly positioned for access to the amenities of both Gedling and Mapperley! The property boasts excellent transport links nearby with frequent bus services to Nottingham City Centre for a simple commute and also sits within easy reach of a variety of schools as well as the stunning Gedling Country Park!

As you step through the initial entrance hall, you'll be greeted by a good-sized dual-aspect lounge/dining room which has a focal point gas fire and a set of feature French doors to the rear which flood the space with natural light.

The modern kitchen is equipped with a range of fitted units and integrated appliances including an electric oven, combi microwave, five-ring gas hob with extractor, dishwasher and washer/dryer. Additionally, there is ample space for a freestanding American-style fridge/freezer.

Upstairs, the property offers three well-proportioned bedrooms, perfect for a growing family. The superb modern shower room is fitted with a three-piece suite, including a walk-in cubicle and a towel radiator, adding a touch of luxury to your daily routine.

Outside, you'll find a lawned rear garden, the benefit of PV solar panels as well as a driveway to the side of the property which offers convenient off-street parking.



- End-terrace house
- Within easy reach of both Gedling and Mapperley's amenities
- Frequent bus services and a variety of schools available nearby
- A short distance from the stunning Gedling Country Park
- Dual-aspect lounge with a feature gas fire and French doors
- Superb modern kitchen with a range of integrated appliances
- Three first floor bedrooms
- Modern shower room with a walk-in cubicle
- Lawned rear garden
- Driveway providing off-street parking







Floor 0



Floor 1

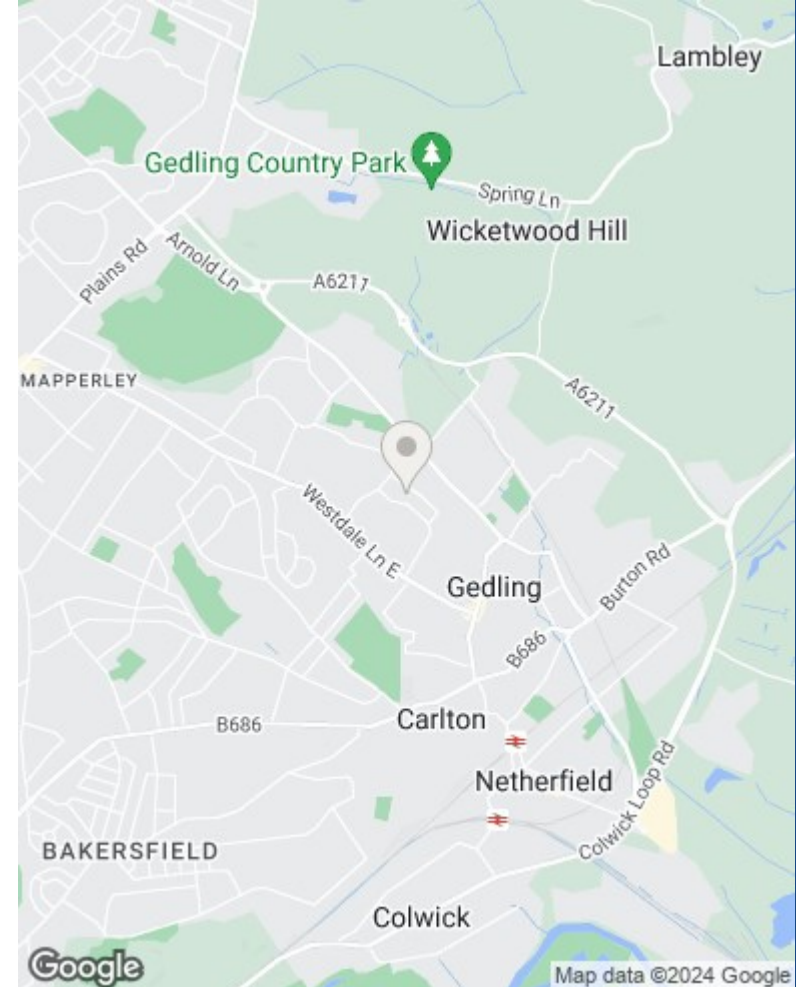


Approximate total area<sup>(1)</sup>  
71.16 m<sup>2</sup>  
766.01 ft<sup>2</sup>

(1) 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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