



**DavidJames**  
the estate agent

**Harlow Grove, Gedling, Nottingham, NG4 4EE**

**Guide Price £170,000**

# About This Property

GUIDE PRICE £170,000 - £180,000. Discover a potential ideal family home in the heart of Gedling with this semi-detached house. As you step through the entrance hall, you'll notice the laminate flooring that continues seamlessly throughout the lounge and dining area. The lounge/dining room serves as the heart of the home, featuring a fireplace with an open fire. French doors open up to the rear garden, allowing natural light to flood the room and providing easy access. The pine panelled ceiling adds a touch of character.

The kitchen is equipped with tiled flooring and a pine panelled ceiling. The layout provides ample space for meal preparation and storage.

The property boasts three bedrooms. Bedrooms one and two are enhanced with laminate flooring, offering a modern touch. The bathroom is equipped with a white suite and an electric shower.

Additional features include UPVC double glazing and combination gas central heating. Outside, the driveway provides off-road parking. The rear garden is predominantly lawned and there is also a store for added convenience.



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- Semi detached house
- Three bedrooms, bedrooms one and two with laminate flooring
- Entrance hall with laminate flooring
- Lounge/dining room with laminate flooring, fireplace with open fire and French doors to the rear garden
- Kitchen with tiled flooring and pine panelled ceiling
- Bathroom/Wc with white suite and electric shower
- UPVC double glazing, combination gas central heating
- Driveway provides off road parking
- Lawned rear garden with store



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Floor 0



Floor 1

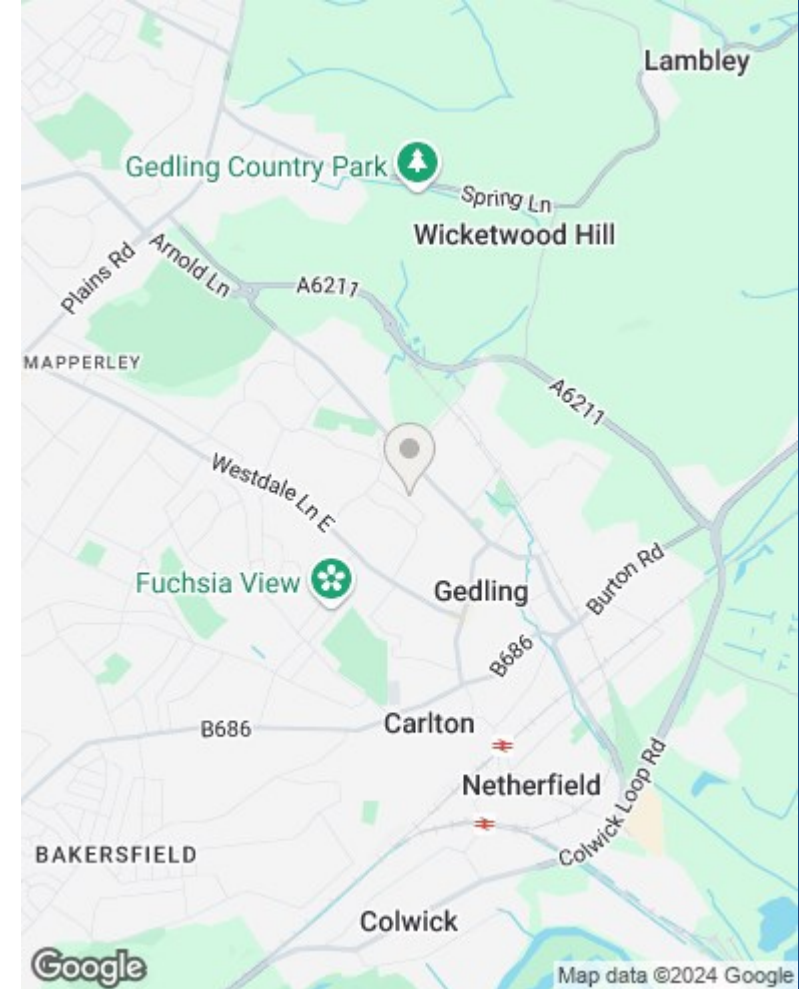


Approximate total area\*\*  
73.61 m<sup>2</sup>  
792.36 ft<sup>2</sup>

(\*) 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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David James Estate Agents  
45b Plains Road, Nottingham, NG3 5JU  
t: 0115 962 4213 e: mapperley@david-james.com

