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DavidJames
the estate agent

Wollaton Avenue, Gedling, Nottingham, NG4 4HY

Asking Price £220,000

About This Property

We are delighted to bring to the market this beautifully-presented three bedroom semi-detached family home situated within easy reach of both Gedling and Mapperley's amenities as well as the stunning Gedling Country Park with a variety of local schools and frequent bus services to the city available nearby.

Recently redecorated throughout and with recently fitted carpets, the property comprises an entrance hall which is open plan to a spacious lounge, a new dining kitchen which benefits from an ample range of units and counters as well as an integrated electric oven, hob and a useful adjoining utility room.

Upstairs there are three bedrooms (two of which are generous doubles) which benefit from a fantastic modern bathroom with an over-bath rainfall-style shower and separate WC.

Outside, there is a low maintenance rear garden with plenty of space for garden furniture whilst the larger established lawned front garden sets the property back away from the roadside. There is also a garage and driveway for ample off-street parking.

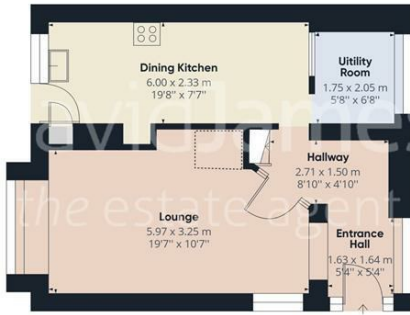
The property is offered to the market with no upward chain.



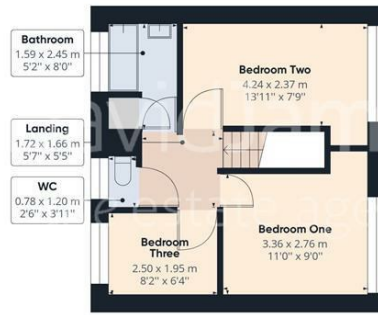
- Semi-detached family home
- Welcoming entrance hall
- Bright and spacious lounge
- Superb new modern dining kitchen with separate utility room
- Modern family bathroom with separate WC
- Low maintenance rear garden
- Established lawned front garden
- Driveway and garage provide off-street parking
- Within easy reach of the stunning Gedling Country Park
- Currently let on a rolling AST at £1200 pcm representing a gross yield between 6.3% - 6.5% based on the asking price range







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 102.51 m²
 1103.40 ft²

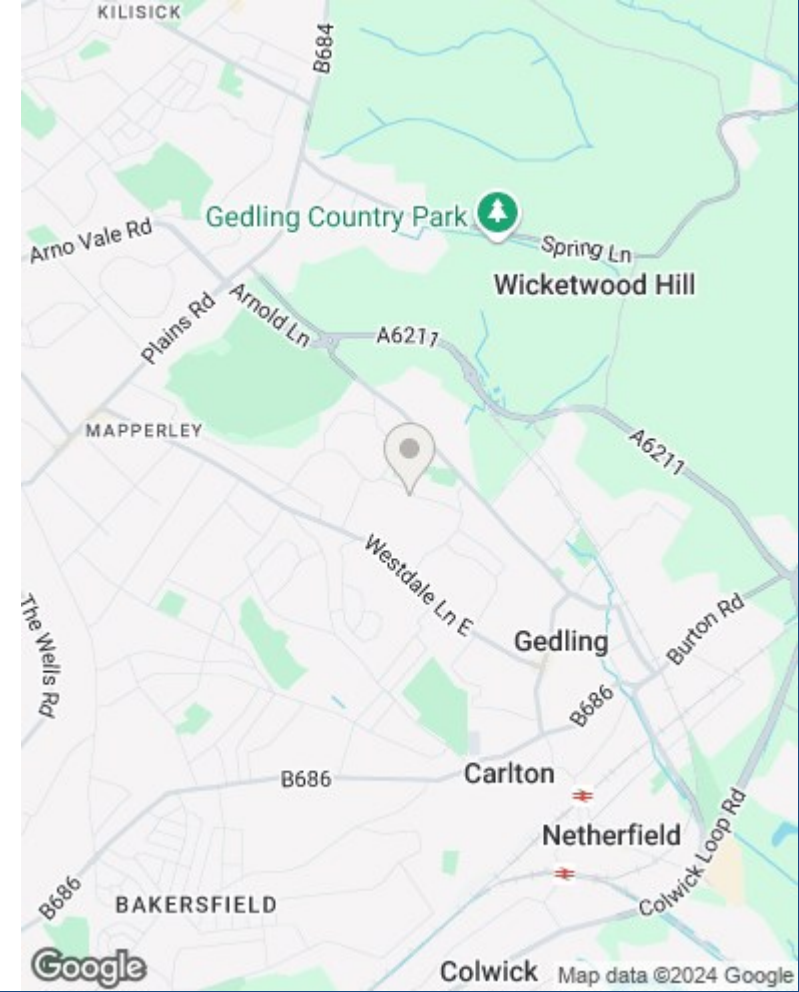
Reduced headroom
 0.94 m²
 10.07 ft²

(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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