



DavidJames
the estate agent

Perlethorpe Avenue, Gedling, Nottingham, NG4 4GG

Guide Price £210,000

About This Property

We are pleased to present this semi-detached home which is ideally located within easy reach of Gedling, Mapperley and Carlton's amenities with frequent bus services available nearby which regularly serve Nottingham City Centre.

Upon entering, you are welcomed into an entrance hall leading to a good-sized lounge which features a decorative fireplace and a bay window which fills the room with natural light. The dining kitchen has sliding patio doors to the garden and is equipped with a range of fitted units and includes an integrated oven, gas hob and extractor. Additionally, there is provision for a freestanding fridge, freezer and washing machine with the current appliances available for separate negotiation.

The first floor comprises two bedrooms, with the main bedroom benefiting from a useful in-built overstairs open wardrobe. The first floor bathroom then boasts a modern four-piece suite, including a separate shower cubicle.

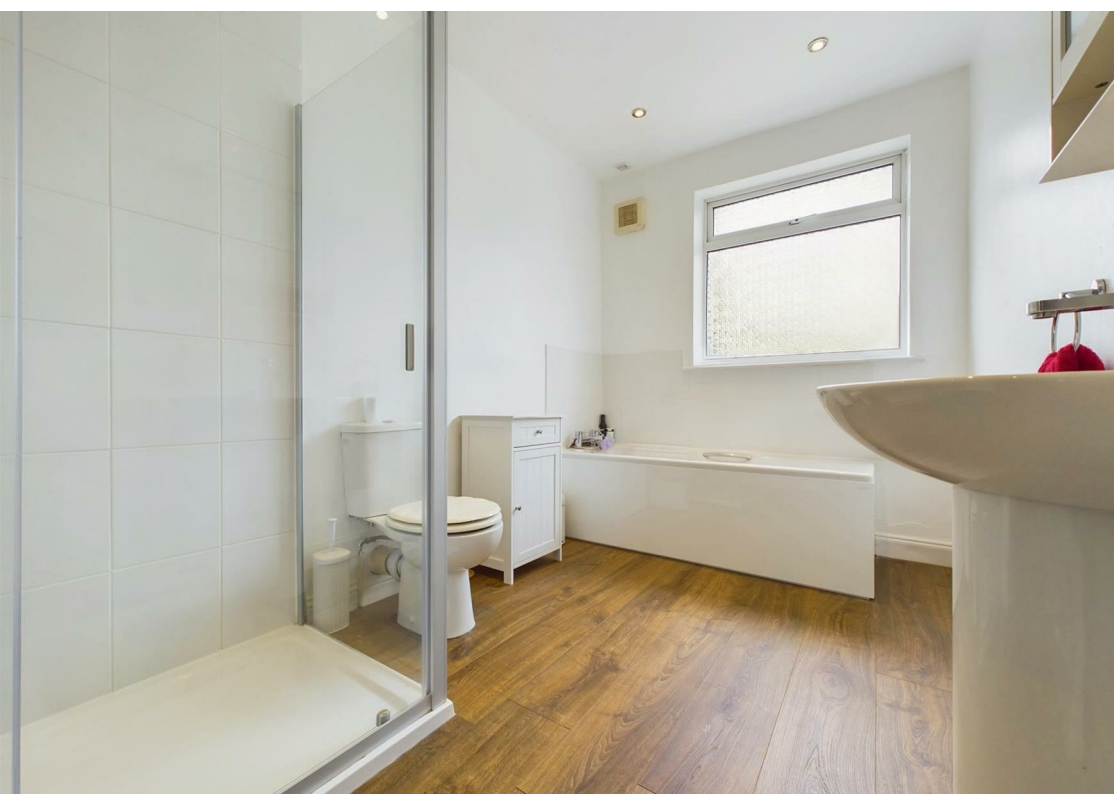
This property further benefits from gas central heating powered by a Baxi boiler located in the understairs storage cupboard and UPVC double glazing.

Externally, the south-easterly facing rear garden has been beautifully landscaped, featuring both paved and decked patio areas, perfect for outdoor entertaining or relaxing. An included shed offers additional storage space, enhancing the practicality of the outdoor area.

This delightful home combines practical living spaces with convenient access to local amenities, making it an ideal choice for a variety of buyers. A viewing is highly recommended!

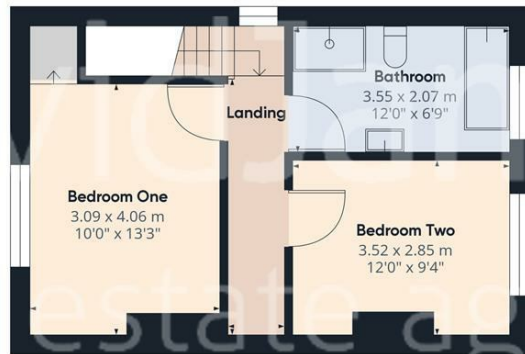


- Semi-detached house
- Within easy reach of Gedling, Mapperley and Carlton's nearby amenities
- Frequent bus services available nearby to Nottingham City Centre
- Good-sized lounge with a feature decorative fireplace
- Dining kitchen with integrated cooking appliances
- Two first floor bedrooms
- First floor bathroom with a modern four-piece suite including a separate shower cubicle
- Gas central heating with a Baxi boiler and UPVC double glazing
- Fantastic south-easterly facing landscaped rear garden
- Viewing highly recommended





Floor 0



Floor 1



Approximate total area⁽¹⁾
72.76 m²
783.18 ft²

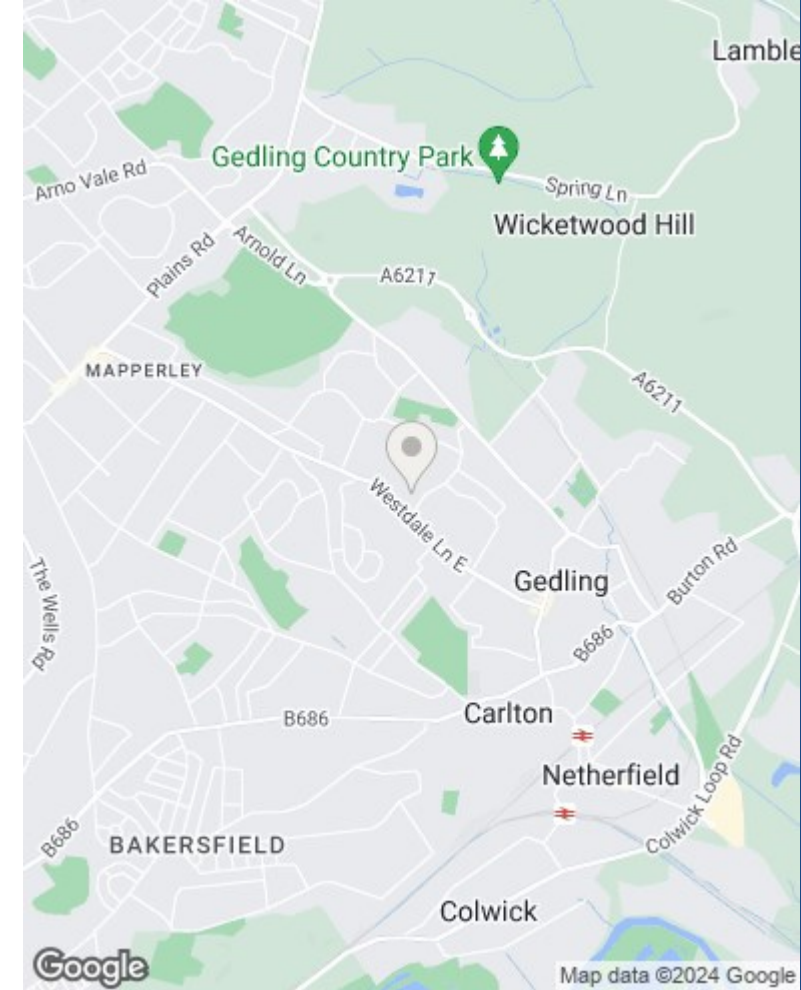
Reduced headroom
0.68 m²
7.32 ft²

(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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