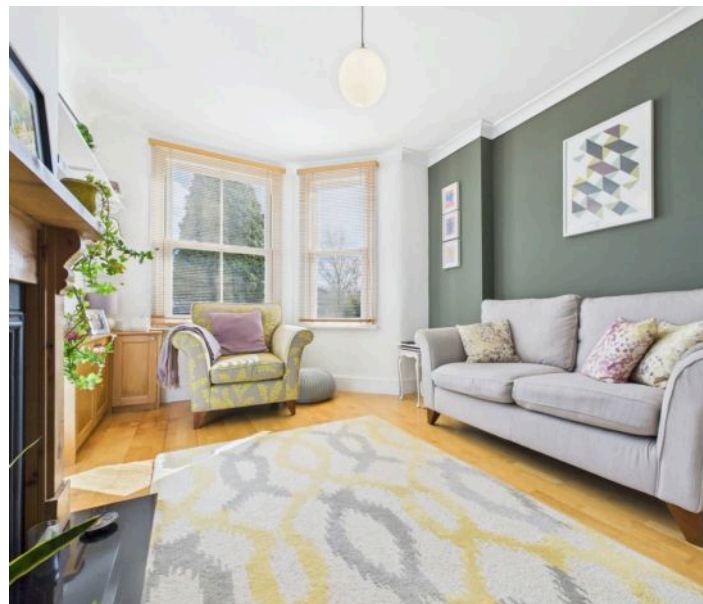
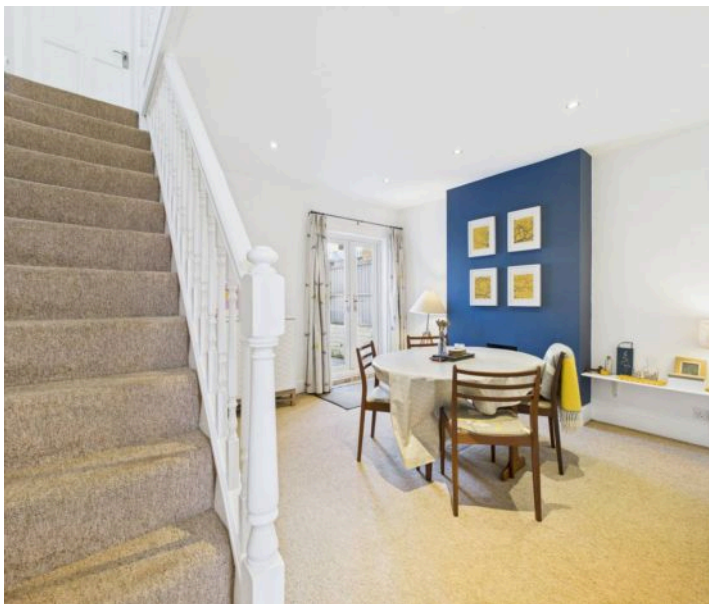




31 Priory Road, Gedling – NG4 3JZ

Guide Price £210,000 – £220,000

DavidJames
the estate agent



31 Priory Road

Gedling, Nottingham

GUIDE PRICE £210,000 - £220,000 Well-presented period home close to Gedling's amenities - featuring 2 reception rooms, breakfast kitchen, 2 double beds, superb 4-piece bathroom and an enclosed garden!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Well-presented period home
- A short walk from Gedling's excellent nearby amenities, pubs and frequent bus services
- Bright, spacious and cosy lounge with a feature fireplace and timber flooring
- Separate dining room with French doors to the rear garden
- Modern fitted kitchen with a breakfast bar and a range of integrated appliances
- Two neutrally-decorated double bedrooms
- Superb bathroom with a white four-piece suite (including a large shower enclosure and a feature roll-top bath)
- Character features including high-ceilings and sash windows
- Gas central heating
- Lawned rear garden with an initial paved patio area and a further rear decked seating space







Approximate total area⁽¹⁾

80.05 m²
861.66 ft²

Reduced headroom

1.08 m²
11.68 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Entrance Hallway
0.91 x 2.78 m
2'11" x 9'1"



Floor 0



Floor 1



David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.