



**18 Phoenix Avenue, Gedling – NG4 4EL**

Guide Price **£220,000**

**DavidJames**  
the estate agent





## 18 Phoenix Avenue

Gedling, Nottingham

Delightful 3-bed semi-detached house with panoramic Trent Valley views, offered to the market with no upward chain. Open ground floor layout, modern shower room/wet room and an inviting rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented semi-detached house
- Offered to the market with no upward chain
- Superb views across the Trent Valley
- Entrance hall with useful under-stairs storage
- Spacious open plan ground floor living space to include a lounge, dining area and kitchen
- Kitchen with a range of white units and outbuilding/utility room
- Three bedrooms and shower/wet room with WC
- Combination gas central heating and UPVC double glazing
- Rear garden with patios enjoying the wide ranging views
- Double width block paved forecourt (no drop kerb)

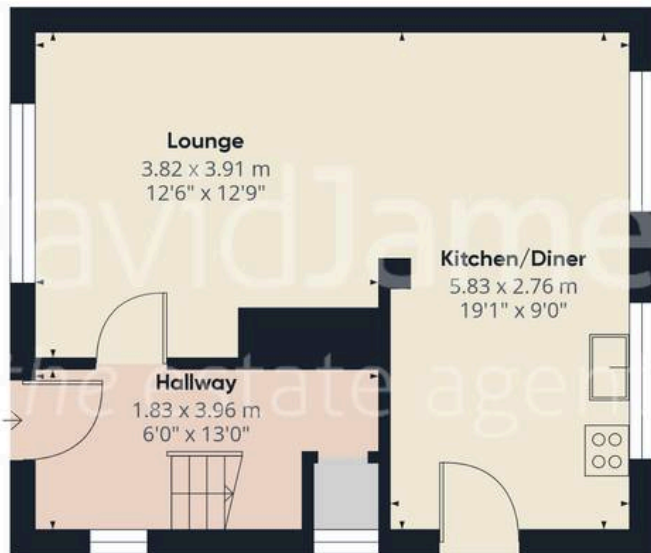








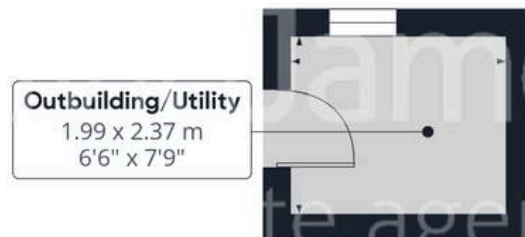




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**

80.58 m<sup>2</sup>

867.36 ft<sup>2</sup>

**Reduced headroom**

1.33 m<sup>2</sup>

14.33 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

**GIRAFFE360**





## David James Estate Agents

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