



6 Cavendish Avenue, Gedling – NG4 4FZ

Guide Price £290,000 – £300,000

DavidJames
the estate agent



6 Cavendish Avenue

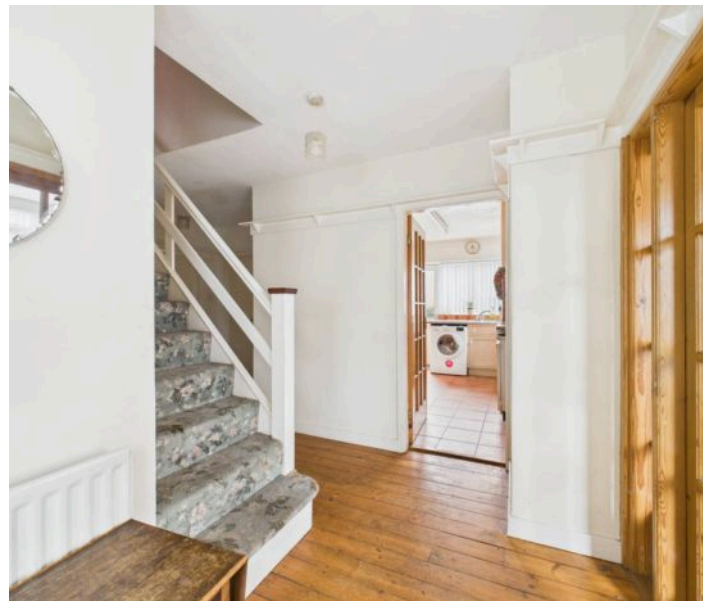
Gedling, Nottingham

GUIDE PRICE £290,000–£300,000 Detached chalet-style bungalow with wonderful views over Gedling Country Park! Offering a lounge, kitchen, 4 beds and an office plus a beautiful garden, drive and garage.

Council Tax band: C

Tenure: Freehold

- Chalet-style detached bungalow
- Ideal for those seeking the benefits of single-storey living with additional first floor accommodation
- Spectacular views towards Gedling Country Park
- Within easy reach of both Gedling and Mapperley's nearby amenities and frequent bus services
- Generously-sized lounge
- Fitted kitchen with space for a variety of freestanding appliances
- Four bedrooms plus a versatile home office/study
- Ground floor bathroom with a three-piece suite
- Superb established garden with mature planting, an initial patio and handy under-property storage
- Driveway and garage providing off-street parking

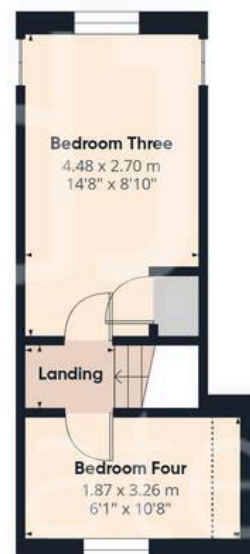








Floor 0



Floor 1

Approximate total area⁽¹⁾

94 m²

1012 ft²

Reduced headroom

0.8 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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.