



6 Cavendish Avenue, Gedling – NG4 4FZ

Guide Price **£290,000**

DavidJames
the estate agent



6 Cavendish Avenue

Gedling, Nottingham

GUIDE PRICE £290,000–£325,000 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

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- 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, plus over-the-bath shower
- Superb established garden with mature planting, an initial patio and handy under-property storage
- Driveway and garage providing off-street parking

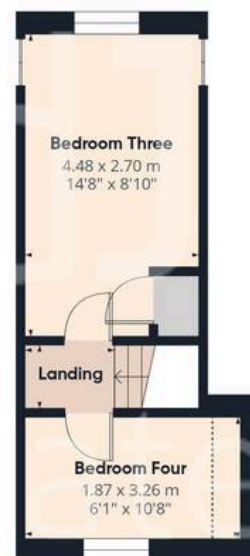








Floor 0



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.

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