



2b Adbolton Avenue, Gedling – NG4 3NB

Guide Price **£315,000**

DavidJames
the estate agent



2b Adbolton Avenue

Gedling, Nottingham

Contemporary semi-detached home set over three floors – offered with no chain! Superb open-plan living area, 3 double beds and 2 stylish bathrooms plus a southerly-facing garden and driveway parking!

Council Tax band: C

Tenure: Freehold

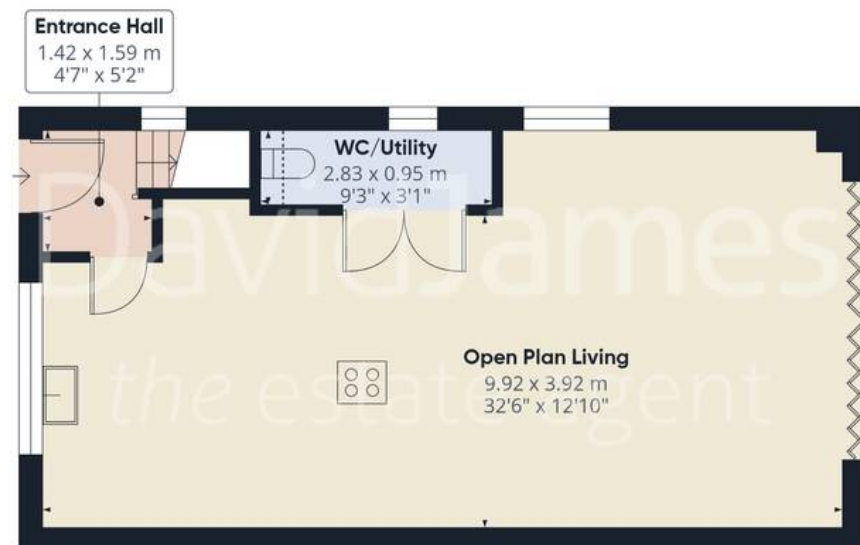
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Contemporary semi-detached family home set across three storeys
- Offered to the market with no upward chain
- Ideally positioned for access to Gedling's nearby amenities, schools and transport links
- Stylish open plan living area with a superb kitchen, central island and integrated appliances
- Convenient downstairs WC/utility room
- Three double bedrooms (all with in-built wardrobes)
- Two modern four-piece family bathrooms (one first floor and one top floor)
- South-easterly facing garden with low-maintenance design
- Driveway providing off-street parking
- Eco-friendly solar panels for reduced energy costs







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

129.1 m²

1391 ft²

Reduced headroom

4 m²

43 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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