



18 Avon Road, Gedling – NG4 4JU

Guide Price **£350,000**

DavidJames
the estate agent



18 Avon Road

Gedling, Nottingham

Two-bed detached bungalow within walking distance of shops, bus links and close to Gedling's amenities. Spacious lounge/dining room, modern breakfast kitchen, conservatory and good-sized rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two-bedroom detached bungalow within walking distance of shops, bus links and close to Gedling's amenities
- Welcoming entrance hallway with convenient downstairs WC
- Bright and spacious lounge/dining room with feature bay window and electric fireplace
- Breakfast kitchen with shaker style kitchen units with a range of integrated appliances
- Two good-sized double bedrooms (both with built-in wardrobes, main bedroom with additional fitted wardrobes)
- Good-sized utility room (potential to be re-instated as a third bedroom if preferred)
- Generously sized conservatory with views overlooking the rear garden
- White modern, fully tiled shower room with double width walk-in enclosure and electric shower
- Generously-sized private rear garden with patio area, lawn, established planting and summerhouse
- Integral garage, carport and good-sized







Approximate total area⁽¹⁾

121.5 m²

1309 ft²

(1) Excluding balconies and terraces

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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