



22 Wollaton Avenue, Gedling – NG4 4HX

Guide Price £230,000

DavidJames
the estate agent



22 Wollaton Avenue

Gedling, Nottingham

Attractive 3 bed semi-detached home in Gedling with a spacious open plan ground floor layout, modern bathroom and a generous landscaped rear garden. Ideal for first-time buyers or growing families!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented semi-detached family home
- Ideal for first-time buyers and growing families
- Perfectly positioned for local amenities, popular schools, bus services and the stunning Gedling Country Park
- Spacious open plan lounge/dining area with a feature fireplace
- Superb modern kitchen featuring timber worktops and integrated appliances
- Three neutrally-decorated first floor bedrooms
- Contemporary bathroom with a three-piece suite, rainfall twin-head shower and feature tiling
- Loft space with boarding, lighting and ladder
- Generous landscaped garden featuring a covered terrace, lawn and a large paved seating area
- Useful externally-accessed outbuilding storage









Floor 0

Approximate total area⁽¹⁾

75.4 m²

813 ft²

Reduced headroom

0.5 m²

5 ft²



Floor 1

(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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