





£220,000-£230,000



GUIDE PRICE

COTGRAVE AVENUE
GEDLING

- SEMI-DETACHED HOME
- THREE BEDROOMS
- KITCHEN/DINER
- POPULAR LOCATION
- NO CHAIN
- EPC C





Three-Bedroom Semi-Detached Home With No Upward Chain

THIS THREE-BEDROOM SEMI-DETACHED HOME IS AN IDEAL CHOICE FOR A RANGE OF BUYERS, INCLUDING FIRST-TIME BUYERS, FAMILIES AND INVESTORS. THE PROPERTY IS OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

THE ACCOMMODATION BEGINS WITH AN ENTRANCE HALLWAY, PROVIDING ACCESS TO THE GROUND-FLOOR LIVING SPACES AND STAIRS RISING TO THE FIRST FLOOR.

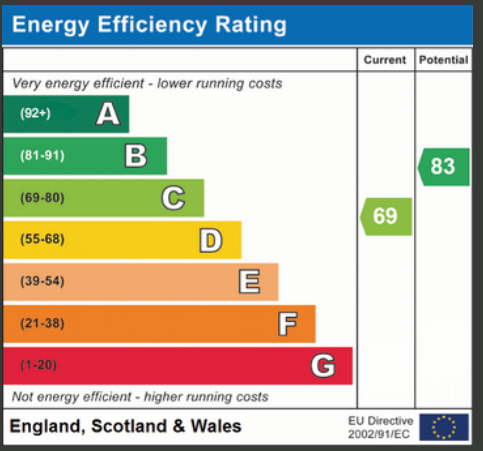
TO THE FRONT OF THE PROPERTY IS A SPACIOUS LIVING ROOM WITH A LARGE WINDOW ALLOWING PLENTY OF NATURAL LIGHT INTO THE ROOM. TO THE REAR IS THE FITTED KITCHEN/DINER, OFFERING A RANGE OF WALL AND BASE UNITS, SPACE FOR ADDITIONAL APPLIANCES AND A USEFUL STORAGE CUPBOARD. THE GENEROUS LAYOUT PROVIDES PLENTY OF ROOM FOR A DINING TABLE, CREATING A PRACTICAL SPACE FOR EVERYDAY FAMILY LIFE. A DOOR PROVIDES SIDE ACCESS TO THE REAR GARDEN.

TO THE FIRST FLOOR, THE LANDING PROVIDES ACCESS TO THREE BEDROOMS, COMPRISING TWO DOUBLE BEDROOMS AND A COMFORTABLE SINGLE BEDROOM, WHICH COULD ALSO MAKE AN IDEAL NURSERY OR HOME OFFICE. COMPLETING THE FIRST-FLOOR ACCOMMODATION IS A SHOWER ROOM, WITH THE ADDED CONVENIENCE OF A SEPARATE WC.

EXTERNALLY, THE PROPERTY BENEFITS FROM GARDENS TO BOTH THE FRONT AND REAR. THE GOOD-SIZED REAR GARDEN OFFERS PLENTY OF OUTDOOR SPACE AND PROVIDES AN EXCELLENT OPPORTUNITY FOR A PURCHASER TO CREATE A FANTASTIC FAMILY GARDEN.

SITUATED WITHIN A POPULAR RESIDENTIAL LOCATION, THE PROPERTY IS CONVENIENTLY PLACED FOR A RANGE OF LOCAL SHOPS, AMENITIES AND SCHOOLS. REGULAR BUS SERVICES PROVIDE CONVENIENT ACCESS TO NOTTINGHAM CITY CENTRE AND THE SURROUNDING AREAS.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 79 SQ METERS





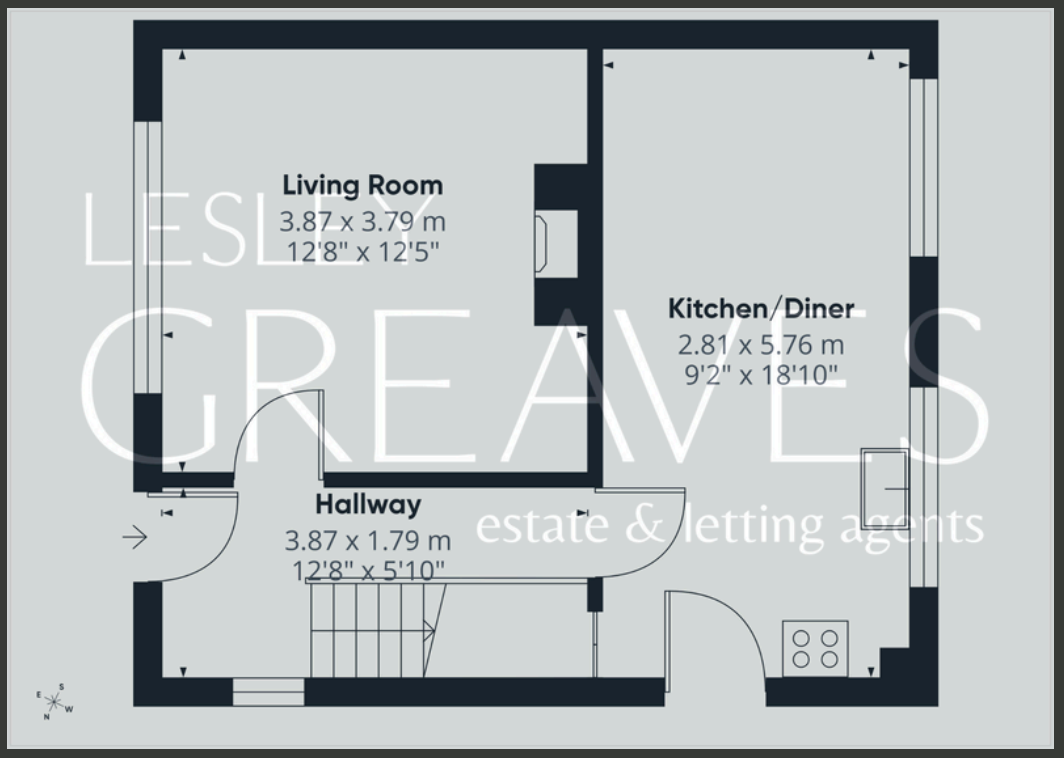


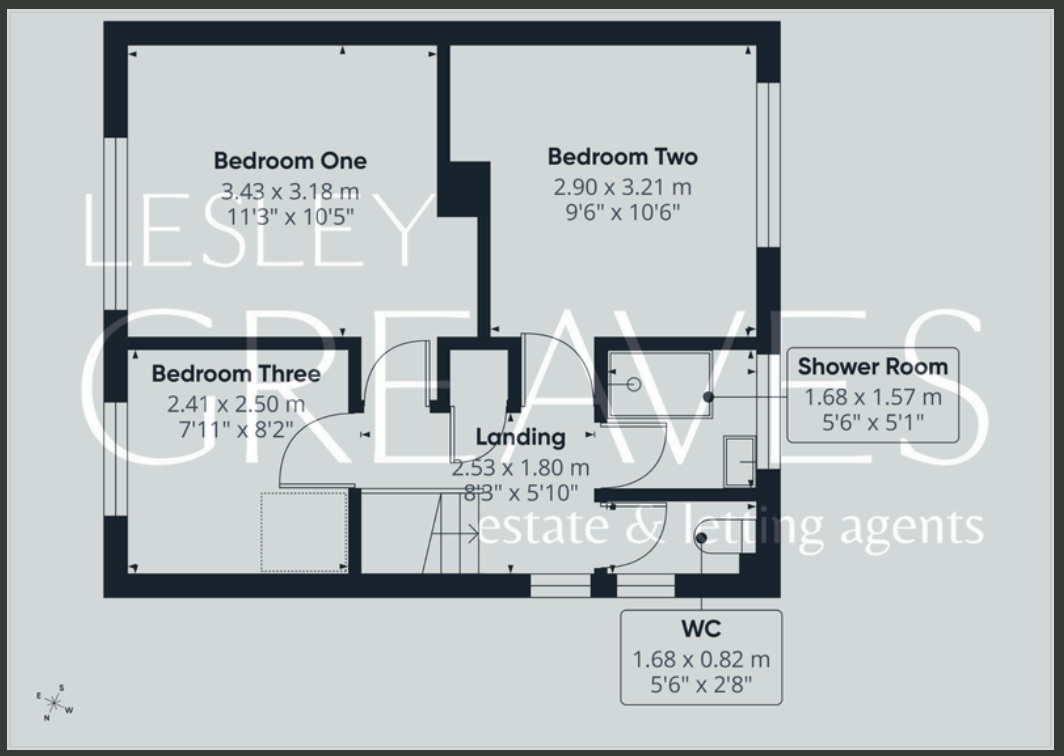












Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 9877337

Sales@lesleygreaves.co.uk