



5 Poole Avenue, Gedling - NG4 4ND

Guide Price £230,000



5 Poole Avenue

Gedling, Nottingham

VIEWING HIGHLY RECOMMENDED! Modern semi-detached home on the popular Chase Farm development with bright lounge, stylish dining kitchen and two bedrooms with good-sized garden & tandem driveway!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

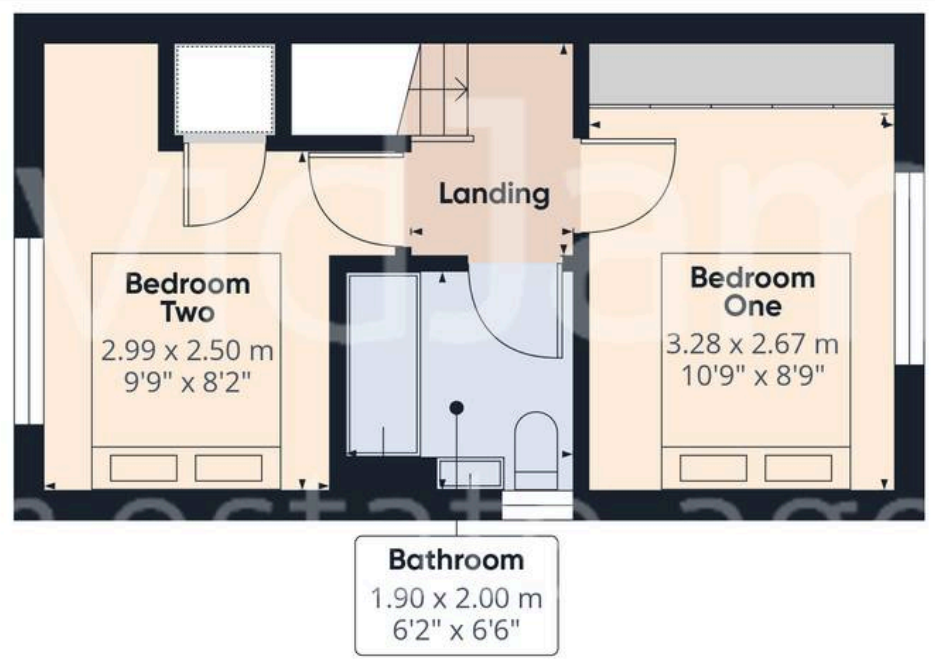
- Modern and well-presented semi-detached home
- Located on the popular Chase Farm development
- Shops, amenities, bus services and Gedling Country Park close by
- Ideal home for first-time buyers, professionals and downsizers
- Spacious lounge with French doors opening onto the rear garden
- Modern dining kitchen with a range of integrated appliances
- Convenient ground floor WC
- Two well-proportioned double bedrooms (main bedroom with fitted wardrobes)
- Good-sized rear garden predominantly laid to lawn with paved patio
- Tandem side driveway providing off-street parking for two vehicles







Floor 0



Floor 1



Approximate total area⁽¹⁾
54 m²
581 ft²

Reduced headroom
0.1 m²
1 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.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road - NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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