



£170,000-£180,000

GUIDE PRICE

THIRD AVENUE
GEDLING

- NO CHAIN
- TWO BEDROOMS
- SUNROOM
- MODERN KITCHEN
- CLOSE TO LOCAL AMENITIES
- EPC D



Two-Bedroom Mid-Terrace with No Onward Chain

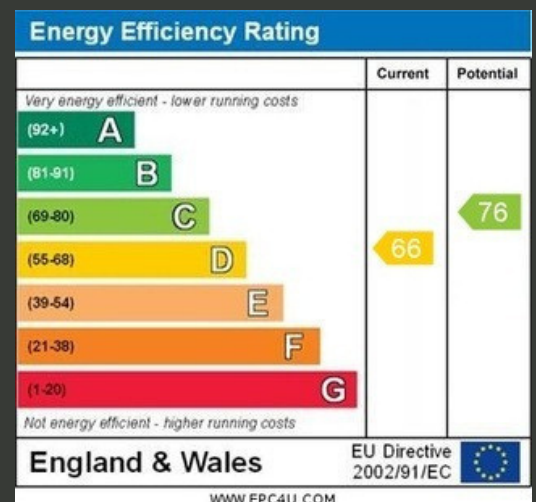
WE ARE DELIGHTED TO PRESENT THIS MID-TERRACED HOME, OFFERED WITH NO ONWARD CHAIN, PRESENTING AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS. THE PROPERTY IS IDEALLY LOCATED CLOSE TO LOCAL SCHOOLS, ALONG WITH ESSENTIAL AMENITIES AND CONVENIENT TRANSPORT LINKS TO NOTTINGHAM CITY CENTRE.

THE PROPERTY IS ENTERED VIA A PORCH ENTRANCE, PROVIDING A PRACTICAL SPACE FOR COATS AND SHOES, WHICH LEADS THROUGH TO THE MAIN LIVING ROOM. THE LIVING ROOM IS A BRIGHT AND SPACIOUS RECEPTION ROOM, FEATURING A LARGE FRONT-FACING WINDOW WITH STAIRS RISING TO THE FIRST FLOOR.

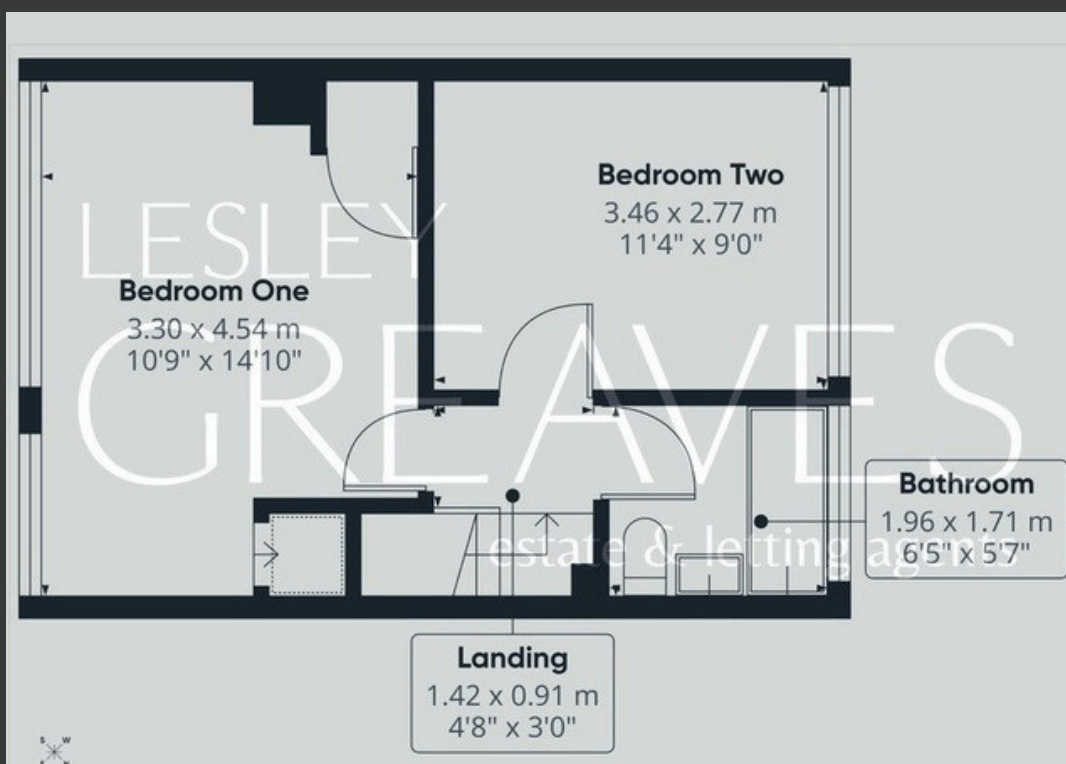
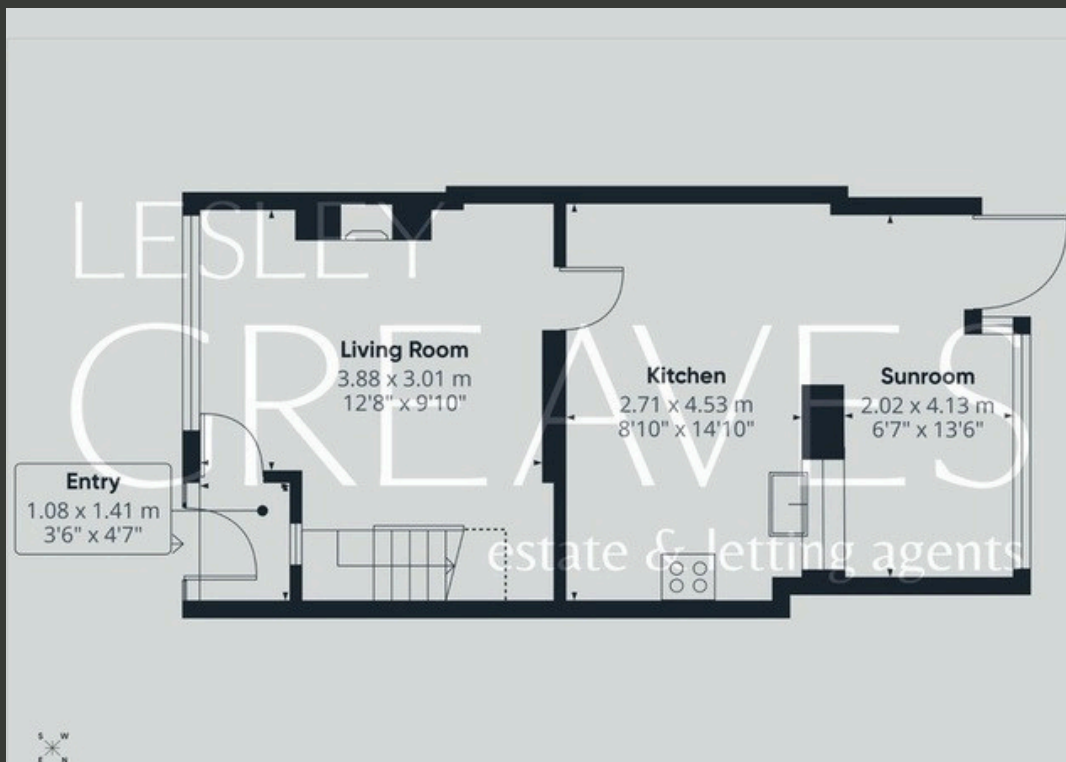
TO THE REAR OF THE PROPERTY IS A MODERN FITTED KITCHEN, OFFERING A RANGE OF WALL AND BASE UNITS WITH COMPLEMENTARY WORK SURFACES, TILED SPLASHBACKS, INSET SINK, INTEGRATED OVEN, FRIDGE FREEZER AND DISHWASHER. THE KITCHEN OPENS THROUGH TO A CONSERVATORY/GARDEN ROOM WITH DIRECT ACCESS TO THE REAR GARDEN. THIS VERSATILE SPACE IS IDEAL FOR A DINING AREA. TO THE FIRST FLOOR ARE TWO WELL-PROPORTIONED BEDROOMS AND A FAMILY BATHROOM.

THE REAR GARDEN IS ARRANGED OVER TIERS AND DESIGNED FOR LOW MAINTENANCE, FEATURING A RAISED DECKING AREA IDEAL FOR OUTDOOR SEATING.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 70 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.

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