



19 Poole avenue, Gedling, Nottingham, NG4 4ND

Asking Price £320,000

- Nearly New Three Bedroom Detached House
- Large Lounge and Kitchen/Diner
- Master Bedroom with Ensuite
- Driveway and Garage
- Well Presented Throughout
- Downstairs W.C
- Low Maintenance Rear Garden
- Pleasant Estate Development in Gedling

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Nearly new spacious three bedroom detached house. Situated on a modern estate in Gedling. The accommodation comprises; Lounge, Kitchen/Diner, Downstairs W.C, Three Bedrooms, Bathroom and Ensuite. Large Driveway and Garage. Low maintenance rear garden.



Council Tax Band: D



Entrance Hall

Doors to the Lounge, Kitchen/Diner and W.C. Stairs to the first floor.

Lounge

Media wall. Windows to the front and side.

Kitchen/Diner

Tiled flooring. French doors to the rear elevation. A range of base and wall units with integrated oven and extractor. Cupboard housing the gas boiler. Window to the rear elevation.

Downstairs W.C

Window to the side elevation. Low level flush toilet. Sink.

First Floor Landing

Doors to all Bedrooms and the Bathroom.

Master Bedroom

Window to the rear. Door to the ensuite.

Ensuite

With double shower. Low level flush toilet. Sink. Window to the rear.

Bedroom Two

Window to the front.

Bedroom Three

Window to the front.

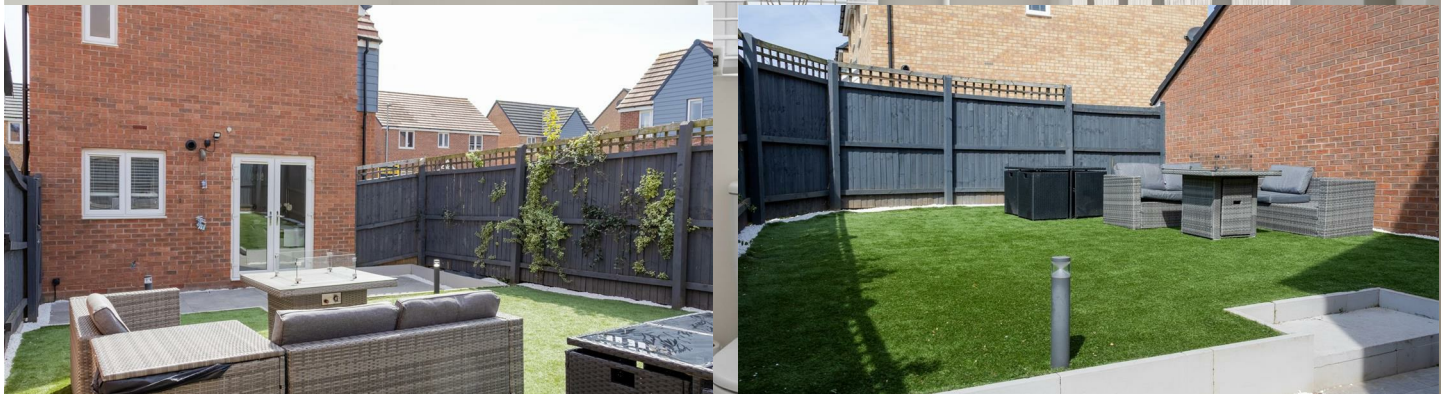
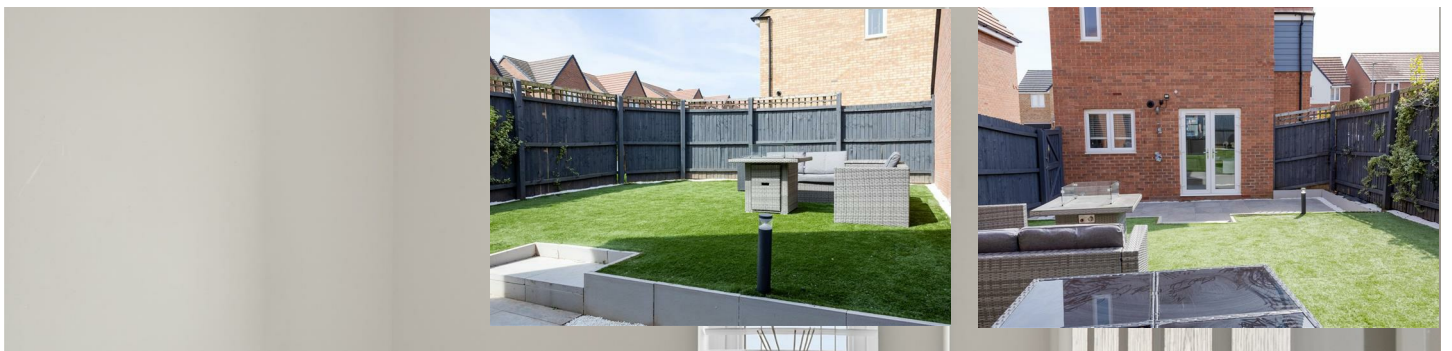
Bathroom

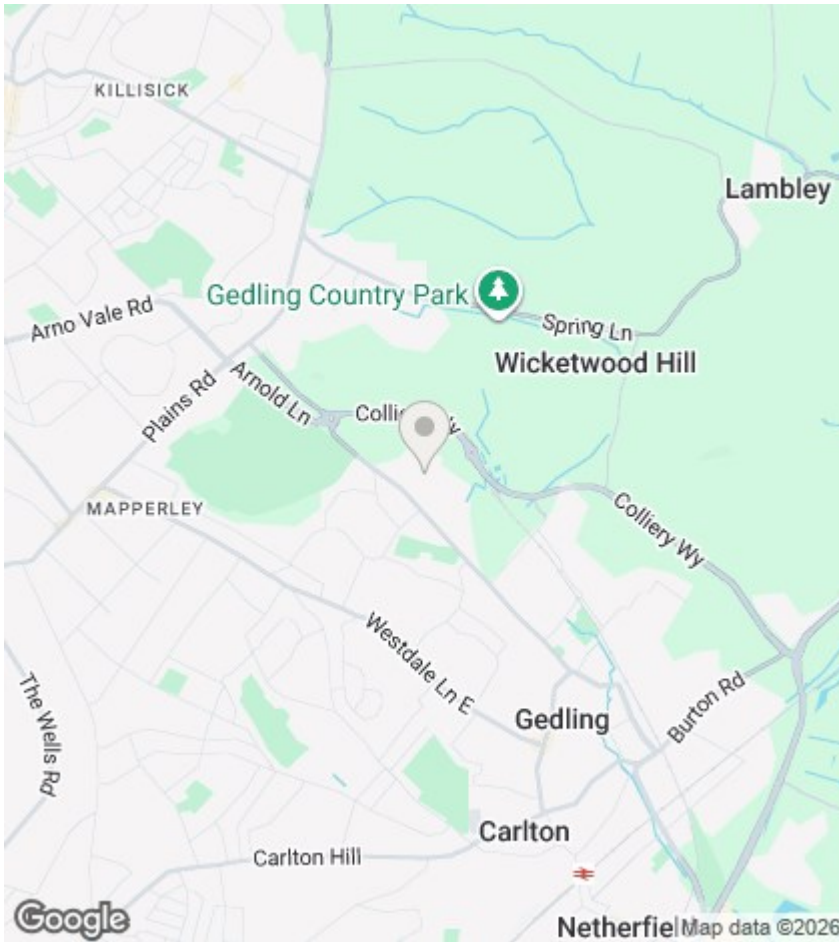
Panelled bath. Sink. Toilet. Window to the side.

Exterior

Driveway down the right hand side of the property leading to the garage. Rear garden with artificial grass.







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area
851 Sq.ft. (79.14 sq.m.)

