





£130,000

OFFERS OVER

THIRD AVENUE
GEDLING



- MID TERRACED HOME
- THREE BEDROOMS
- LIVING ROOM
- KITCHEN/DINER
- NO UPWARD CHAIN
- EPC C





Three-Bedroom Home With No Upward Chain

OFFERED TO THE MARKET WITH NO UPWARD CHAIN, THIS THREE-BEDROOM MID-TERRACED HOME PRESENTS A FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS, FAMILIES OR INVESTORS LOOKING FOR A PROPERTY WITH POTENTIAL TO MAKE THEIR OWN. CONVENIENTLY SITUATED WITHIN EASY REACH OF LOCAL AMENITIES, SCHOOLS AND EXCELLENT TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE.

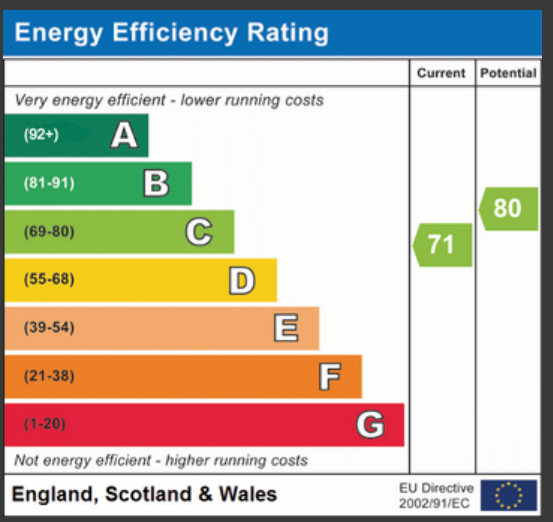
UPON ENTERING THE PROPERTY, YOU ARE WELCOMED INTO AN ENTRANCE PORCH LEADING THROUGH TO THE SPACIOUS LIVING ROOM. THIS BRIGHT AND VERSATILE RECEPTION SPACE BENEFITS FROM A LARGE WINDOW ALLOWING PLENTY OF NATURAL LIGHT TO FLOW THROUGH, ALONGSIDE AN OPEN STAIRCASE LEADING TO THE FIRST FLOOR.

THE KITCHEN/DINER OFFERS A RANGE OF FITTED WALL AND BASE UNITS, WORKTOP SPACE AND ROOM FOR FREESTANDING APPLIANCES. THERE IS ALSO SPACE FOR A DINING TABLE, MAKING IT A PRACTICAL AREA FOR EVERYDAY FAMILY LIVING. A DOOR PROVIDES DIRECT ACCESS TO THE REAR GARDEN.

TO THE FIRST FLOOR YOU'LL FIND THREE WELL-PROPORTIONED BEDROOMS TWO DOUBLES AND ONE SINGLE ALONG WITH A FAMILY BATHROOM FITTED WITH A THREE-PIECE SUITE.

EXTERNALLY, THE PROPERTY BENEFITS FROM FRONT AND REAR GARDENS. THE REAR GARDEN IS DESIGNED FOR LOW MAINTENANCE OFFERING PLENTY OF POTENTIAL FOR BUYERS TO CREATE AN ATTRACTIVE OUTDOOR SPACE. ON-STREET PARKING IS AVAILABLE.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 62 SQ METERS



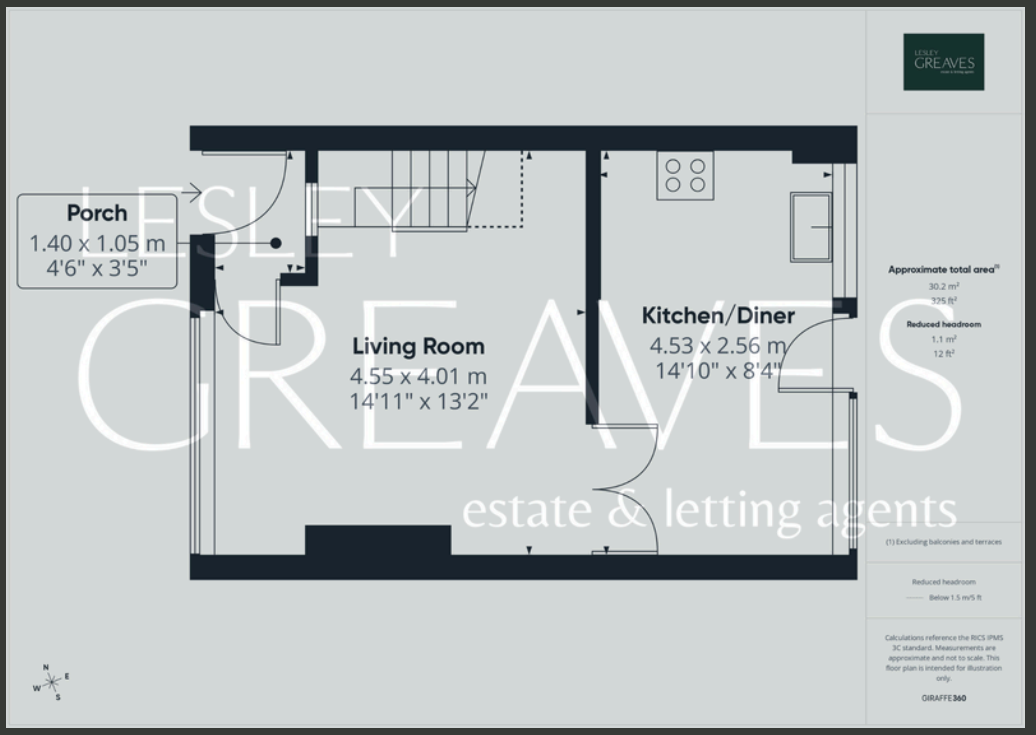

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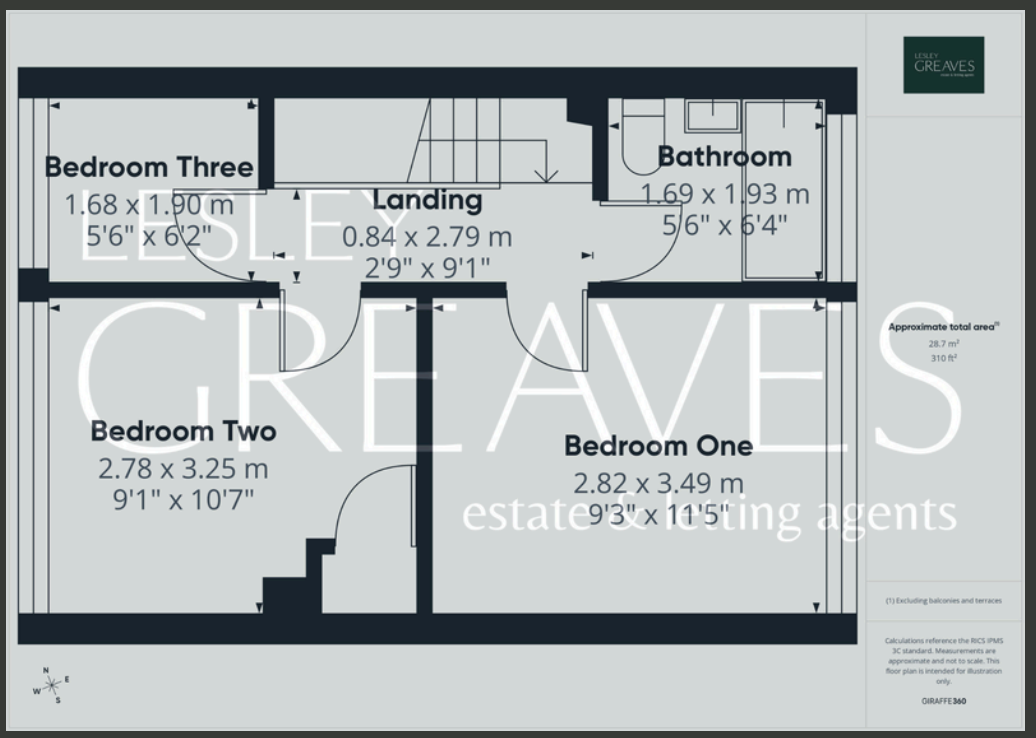

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Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and 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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