



LESLEY
GREAVES



£265,000-£275,000

GUIDE PRICE

DUNCROFT AVENUE
GEDLING

- GOOD LOCATION
- THREE BEDROOMS
- LOUNGE/DINER
- DOWNSTAIRS WC
- DRIVEWAY
- CLOSE TO AMENITIES
- EPC D



LESLEY
GREAVES

Spacious Three Bedroom Home in a Sought-After Location

LESLEY GREAVES ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS TRADITIONAL THREE BEDROOM SEMI-DETACHED HOME, POSITIONED IN A HIGHLY SOUGHT-AFTER LOCATION WITHIN EASY REACH OF LOCAL AMENITIES, EXCELLENT TRANSPORT LINKS AND WELL-REGARDED SCHOOLS.

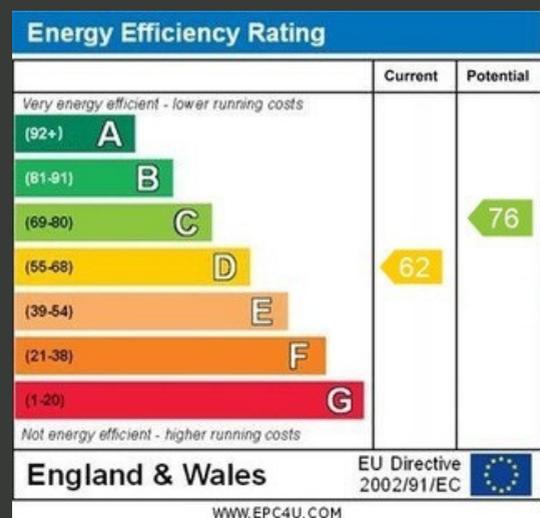
THE GROUND FLOOR WELCOMES YOU WITH AN ENCLOSED PORCH AND HALLWAY, LEADING TO A BRIGHT AND SPACIOUS LOUNGE/DINING ROOM FEATURING A BAY WINDOW AND FIREPLACE. THE KITCHEN OFFERS AMPLE STORAGE AND AN ADDITIONAL SEATING AREA, COMPLEMENTED BY A CONVENIENT DOWNSTAIRS WC.

UPSTAIRS, THE PROPERTY COMPRISES TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM, ALL SERVED BY A MODERN FAMILY SHOWER ROOM.

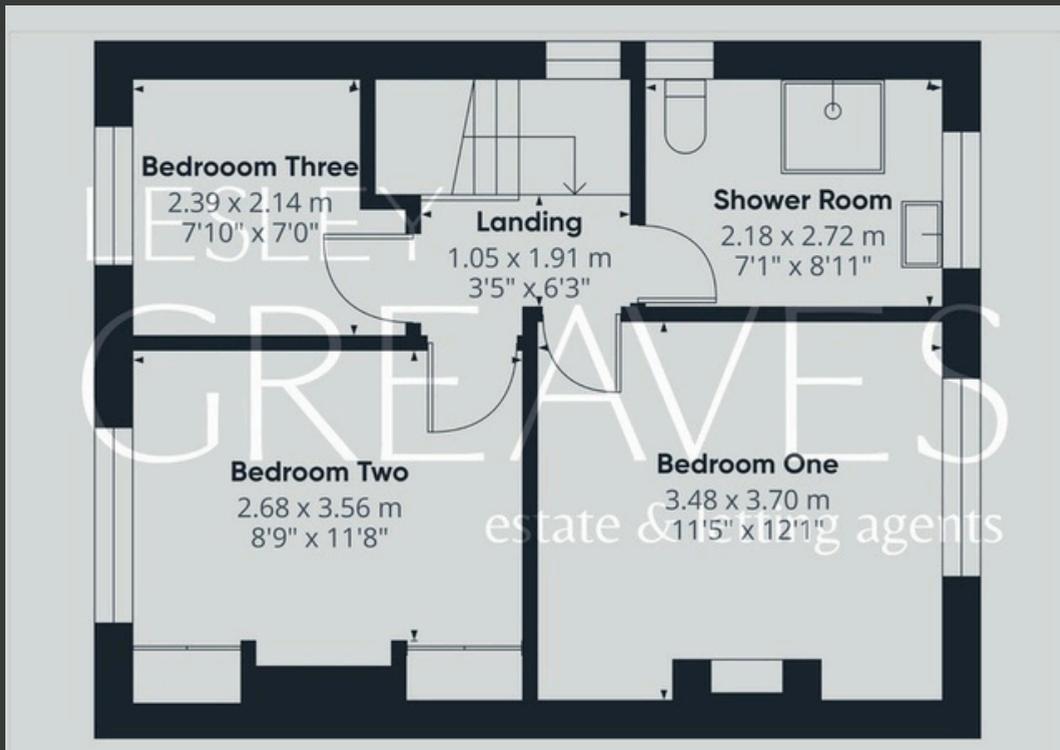
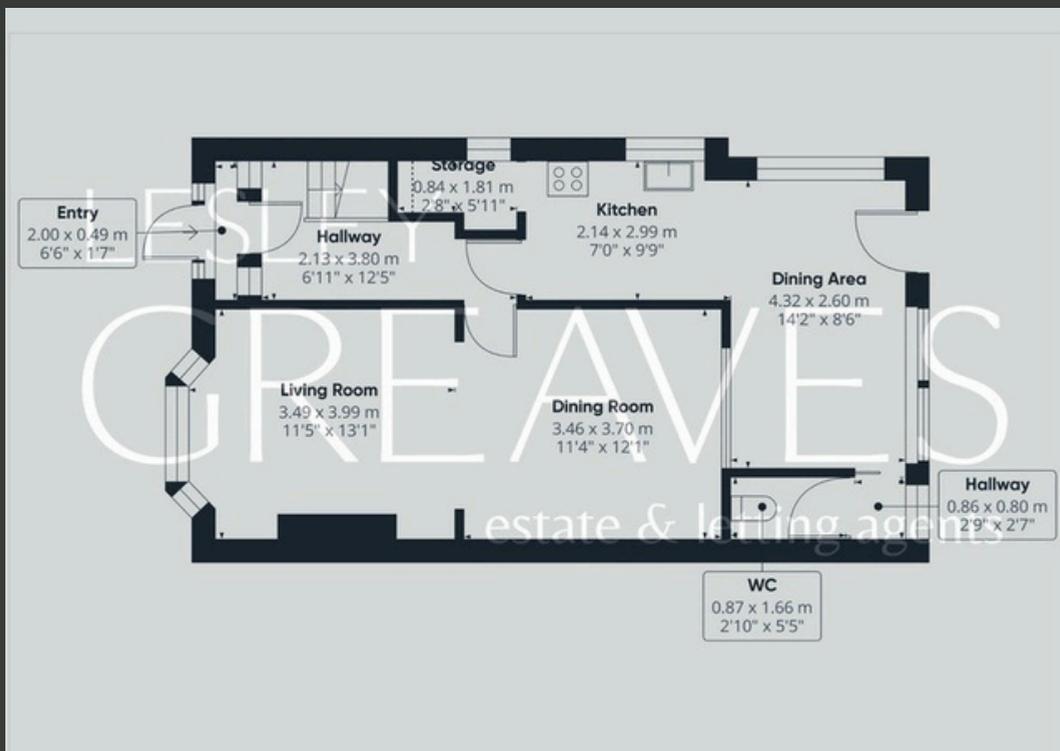
EXTERNALLY, THE HOME ENJOYS A DRIVEWAY PROVIDING OFF-STREET PARKING, WHILE THE REAR PRESENTS A SUBSTANTIAL ENCLOSED GARDEN COMPLETE WITH PATIO, LAWN AND GARDEN SHED PERFECT FOR FAMILIES AND OUTDOOR ENTERTAINING.

THIS PROPERTY REPRESENTS A FANTASTIC OPPORTUNITY FOR PURCHASERS TO CREATE A WONDERFUL FAMILY HOME IN A PRIME LOCATION.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 99 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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