



6 Cantley Avenue, Gedling - NG4 3PD

Guide Price **£300,000**

DavidJames
the estate agent



6 Cantley Avenue

Gedling, Nottingham

GUIDE PRICE £300,000 - £325,000 CHAIN- FREE
Beautifully presented semi-detached home featuring lounge, stunning open-plan kitchen/living, three beds alongside generous parking & southerly rear garden.

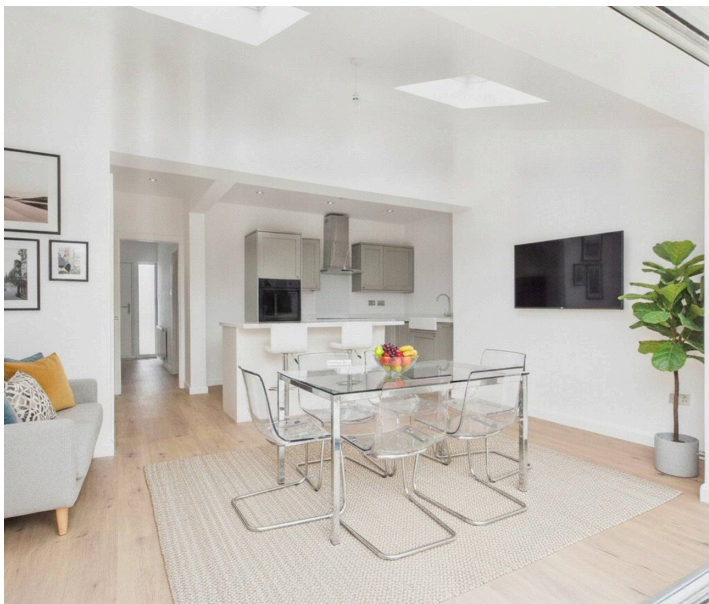
Council Tax band: B

Tenure: Freehold

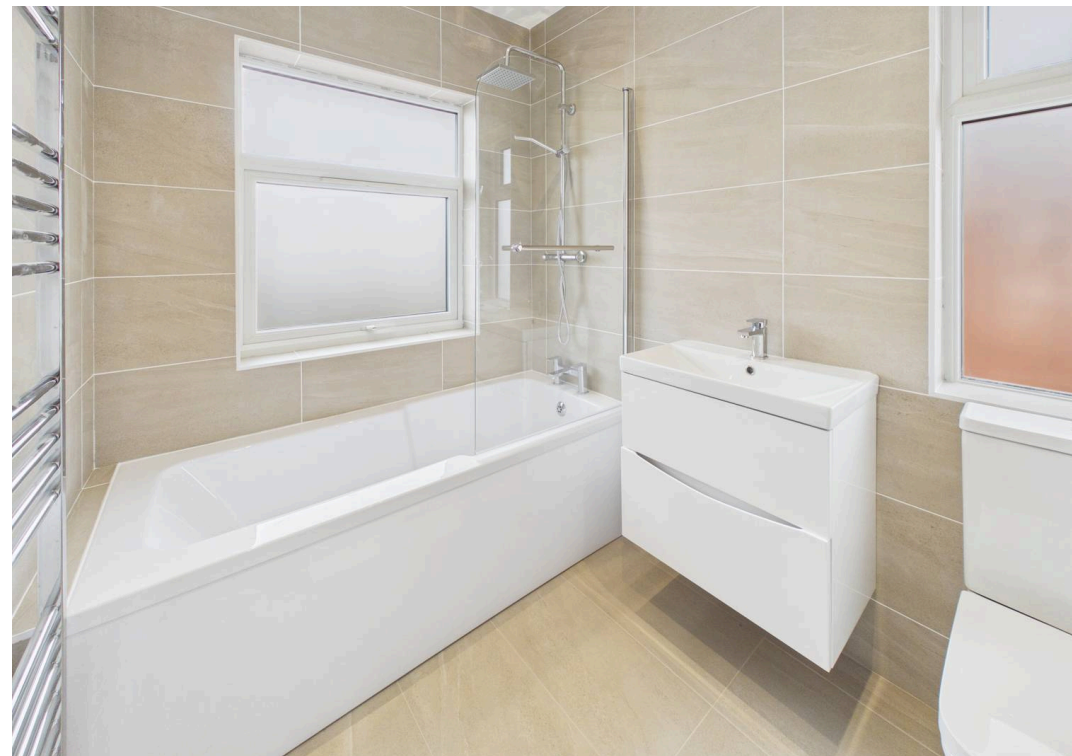
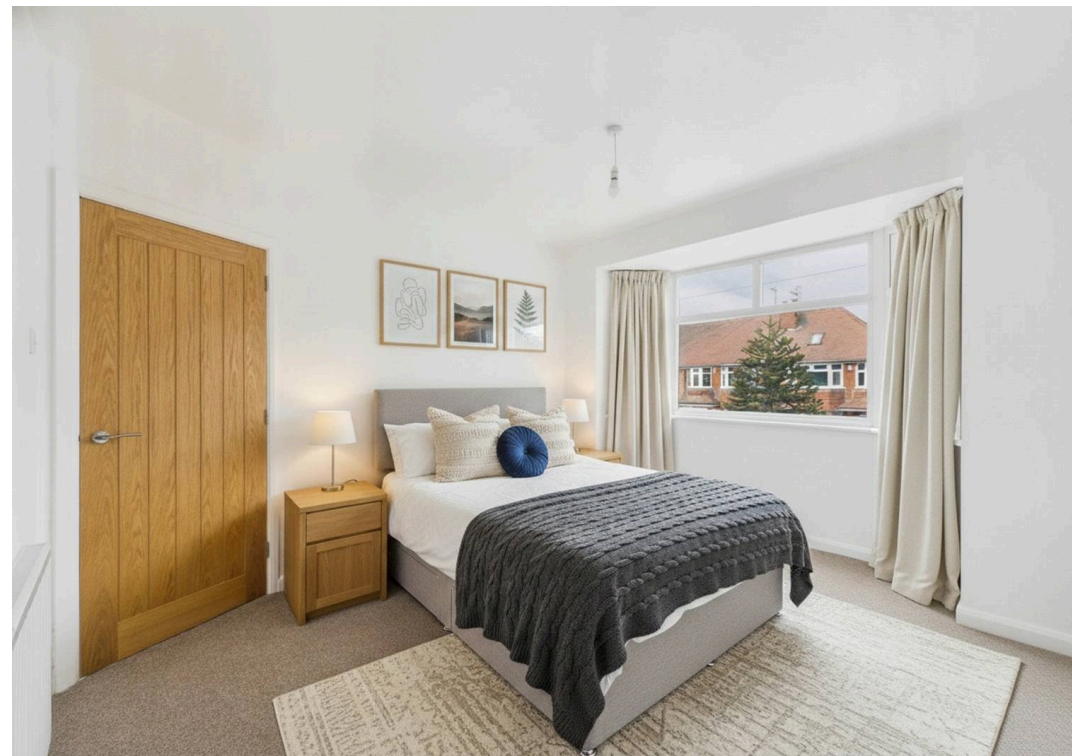
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Recently renovated three-bedroom semi-detached home
- Well-proportioned three-bedroom first-floor layout
- Delightful front lounge enhanced by a large bay window
- Stunning open-plan kitchen/living with central island and bi-fold doors
- Contemporary three-piece bathroom suite with rainfall shower over bath
- Large driveway providing off-street parking for multiple vehicles
- Generous southerly-facing rear garden with paved patio and lawn
- Offered to the market with no onward chain
- Conveniently positioned near shops, amenities and bus links
- Beautifully presented ideal for first-time buyers and growing families

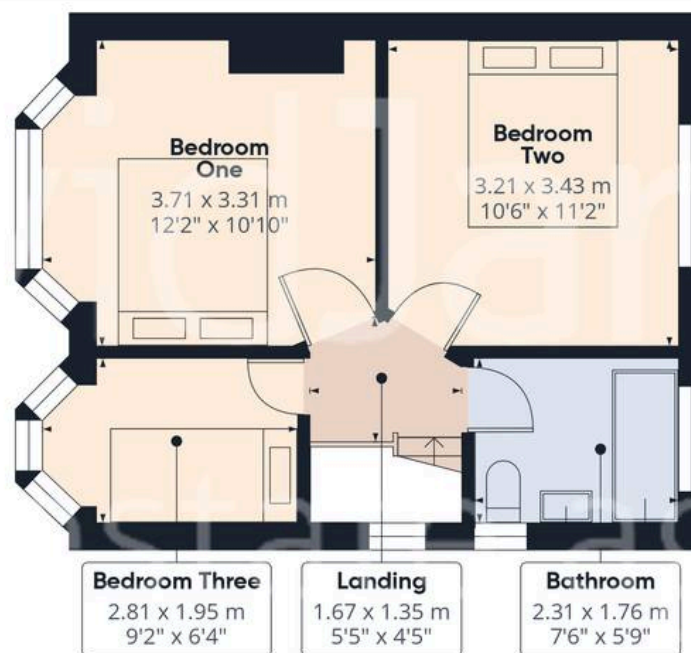








Floor 0



Floor 1



Approximate total area⁽¹⁾

80 m²

860 ft²

Reduced headroom

0.6 m²

6 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



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