



£300,000-£310,000

GUIDE PRICE

STATION AVENUE
GEDLING

- DETACHED BUNGALOW
- TWO BEDROOMS
- LIVING ROOM
- SHOWER ROOM
- GARAGE
- EPC D



Two-Bedroom Detached Bungalow in a Popular Location

LESLEY GREAVES ESTATE AGENTS ARE PLEASED TO PRESENT THIS CHARMING TWO-BEDROOM DETACHED BUNGALOW, OFFERED TO THE MARKET WITH NO UPWARD CHAIN AND LOCATED IN THE SOUGHT-AFTER AREA OF GEDLING. IDEALLY POSITIONED CLOSE TO LOCAL SHOPS, REPUTABLE SCHOOLS AND EXCELLENT TRANSPORT LINKS, THE PROPERTY OFFERS BOTH CONVENIENCE AND ACCESSIBILITY, MAKING IT AN IDEAL CHOICE FOR BUYERS SEEKING LOW-MAINTENANCE, SINGLE-LEVEL LIVING.

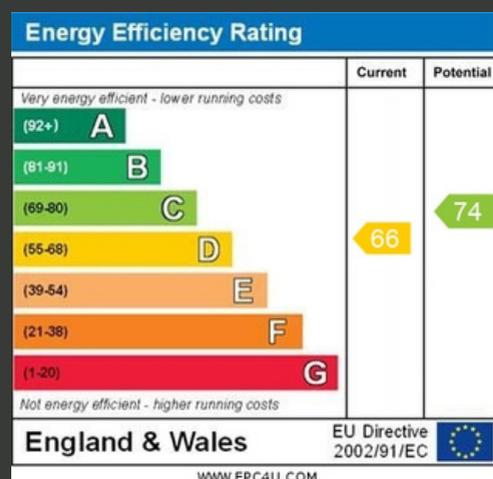
THE PROPERTY IS ENTERED VIA THE KITCHEN, WHICH IS FITTED WITH A RANGE OF WALL AND BASE UNITS AND INCLUDES AN UNDER-COUNTER FRIDGE AND FREEZER, PROVIDING A PRACTICAL AND FUNCTIONAL SPACE. AN INNER HALLWAY OFFERS USEFUL STORAGE AND GIVES ACCESS TO ALL ROOMS WITHIN THE BUNGALOW.

THE GENEROUSLY SIZED LIVING ROOM IS BRIGHT AND WELCOMING, FEATURING PATIO DOORS THAT OPEN DIRECTLY ONTO THE SIDE GARDEN, CREATING AN IDEAL SPACE FOR RELAXING OR ENTERTAINING.

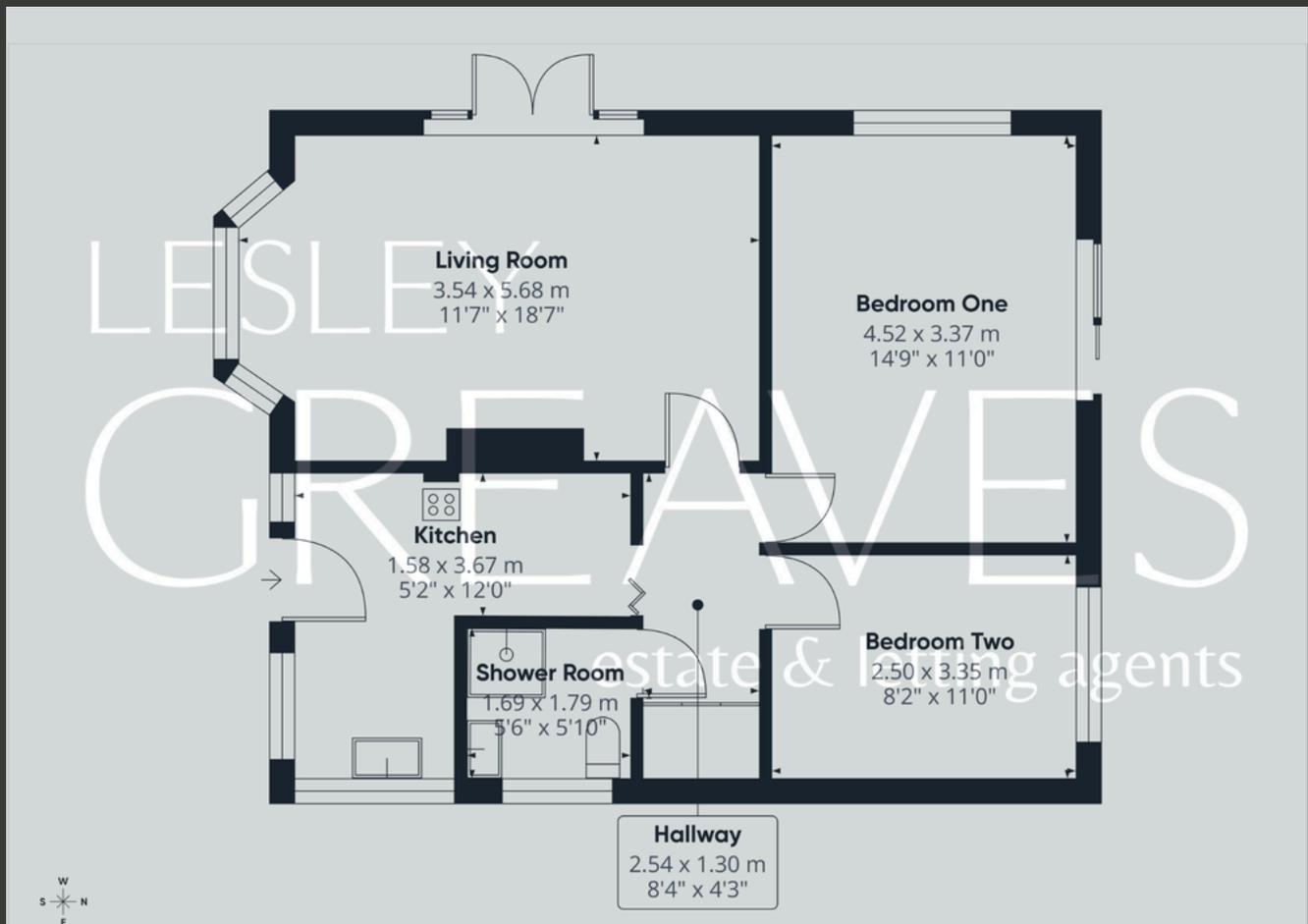
THE BUNGALOW OFFERS TWO GENEROUS DOUBLE BEDROOMS, WITH THE MAIN BEDROOM BENEFITING FROM PATIO DOORS OPENING DIRECTLY ONTO THE REAR GARDEN, CREATING A BRIGHT AND PEACEFUL RETREAT. THE ACCOMMODATION IS COMPLETED BY A WELL-PRESENTED SHOWER ROOM.

EXTERNALLY, THE PROPERTY BOASTS GARDENS TO BOTH THE REAR AND SIDE, OFFERING EXCELLENT OUTDOOR SPACE. A DRIVEWAY PROVIDES OFF-STREET PARKING AND GATED ACCESS TO THE GARDENS, ADDING BOTH CONVENIENCE AND SECURITY.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 63 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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