



£210,000-£220,000

PRIORY ROAD
GEDLING



- THREE BEDROOMS
- DOWNSTAIRS BATHROOM
- MODERN KITCHEN
- LOW MAINTENCE GARDEN
- POPULAR LOCATION
- EPC TBC



Three-Bedroom Mid Terraced Home

THIS BEAUTIFULLY PRESENTED THREE-BEDROOM HOME IS SITUATED IN THE POPULAR AREA OF GEDLING, CONVENIENTLY LOCATED FOR LOCAL SCHOOLS, AMENITIES AND PUBLIC TRANSPORT LINKS. ARRANGED OVER THREE FLOORS, THE PROPERTY OFFERS SPACIOUS AND WELL-PROPORTIONED ACCOMMODATION, MAKING IT AN IDEAL HOME FOR FAMILIES OR COUPLES ALIKE.

THE PROPERTY OPENS INTO A WELCOMING LIVING ROOM WITH A LARGE FRONT-FACING WINDOW ALLOWING PLENTY OF NATURAL LIGHT. A DOOR FROM THE LIVING ROOM LEADS TO AN INNER HALLWAY, WHERE STAIRS RISE TO THE FIRST FLOOR AND ACCESS THROUGH TO THE SPACIOUS KITCHEN. THE KITCHEN IS FITTED WITH A RANGE OF WALL AND BASE UNITS WITH COMPLEMENTARY WORK SURFACES WITH SPACE FOR A RANGE OF APPLIANCES.

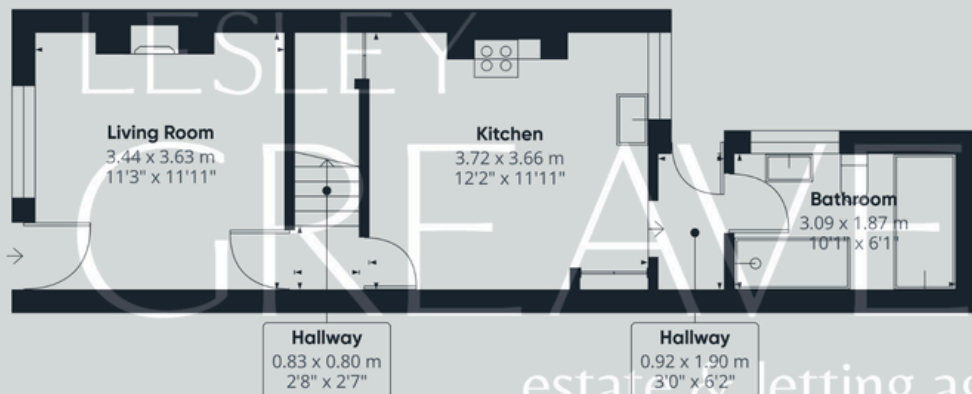
BEYOND THE KITCHEN, A REAR HALLWAY PROVIDES USEFUL BUILT-IN STORAGE AND ACCESS TO THE REAR GARDEN. THE GENEROUSLY PROPORTIONED GROUND-FLOOR BATHROOM IS FITTED WITH A WHITE SUITE INCLUDING A FREESTANDING ROLL-TOP BATH AND SEPARATE SHOWER ENCLOSURE.

TO THE FIRST FLOOR ARE TWO WELL-PROPORTIONED DOUBLE BEDROOMS. STAIRS CONTINUE TO THE SECOND FLOOR, WHERE THERE IS A FURTHER GOOD-SIZED THIRD BEDROOM WITH A ROOF WINDOW PROVIDING PLENTY OF NATURAL LIGHT.

EXTERNALLY, THE PROPERTY BENEFITS FROM AN ENCLOSED, LOW-MAINTENANCE TIERED REAR GARDEN, INCORPORATING PAVED SEATING AREAS, GRAVELLED SECTIONS AND ESTABLISHED PLANTING, PROVIDING AN ATTRACTIVE SPACE FOR OUTDOOR SEATING AND ENTERTAINING.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; TBC



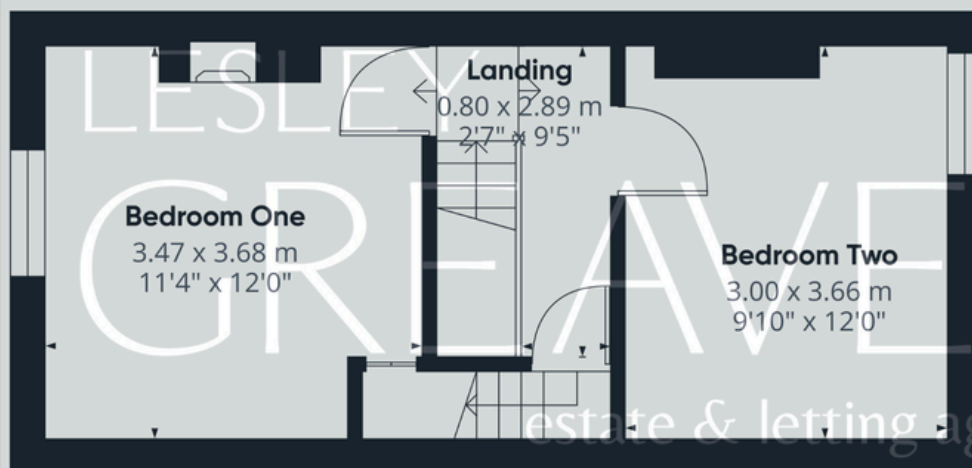


Approximate total area⁽¹⁾
36.3 m²
390 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
27 m²
290 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 9877337

Sales@lesleygreaves.co.uk