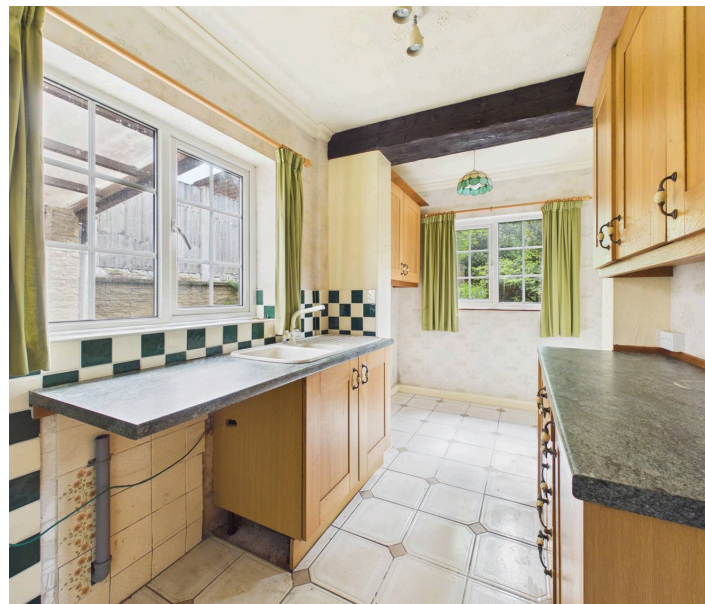




## 14 Brooklands Crescent, Gedling - NG4 3GW

Guide Price £230,000



## 14 Brooklands Crescent

Gedling, Nottingham

NO CHAIN! 3 bed semi-detached home with huge potential to modernise! An exciting renovation project within easy reach of Gedling's amenities with driveway parking and a southerly-facing garden!

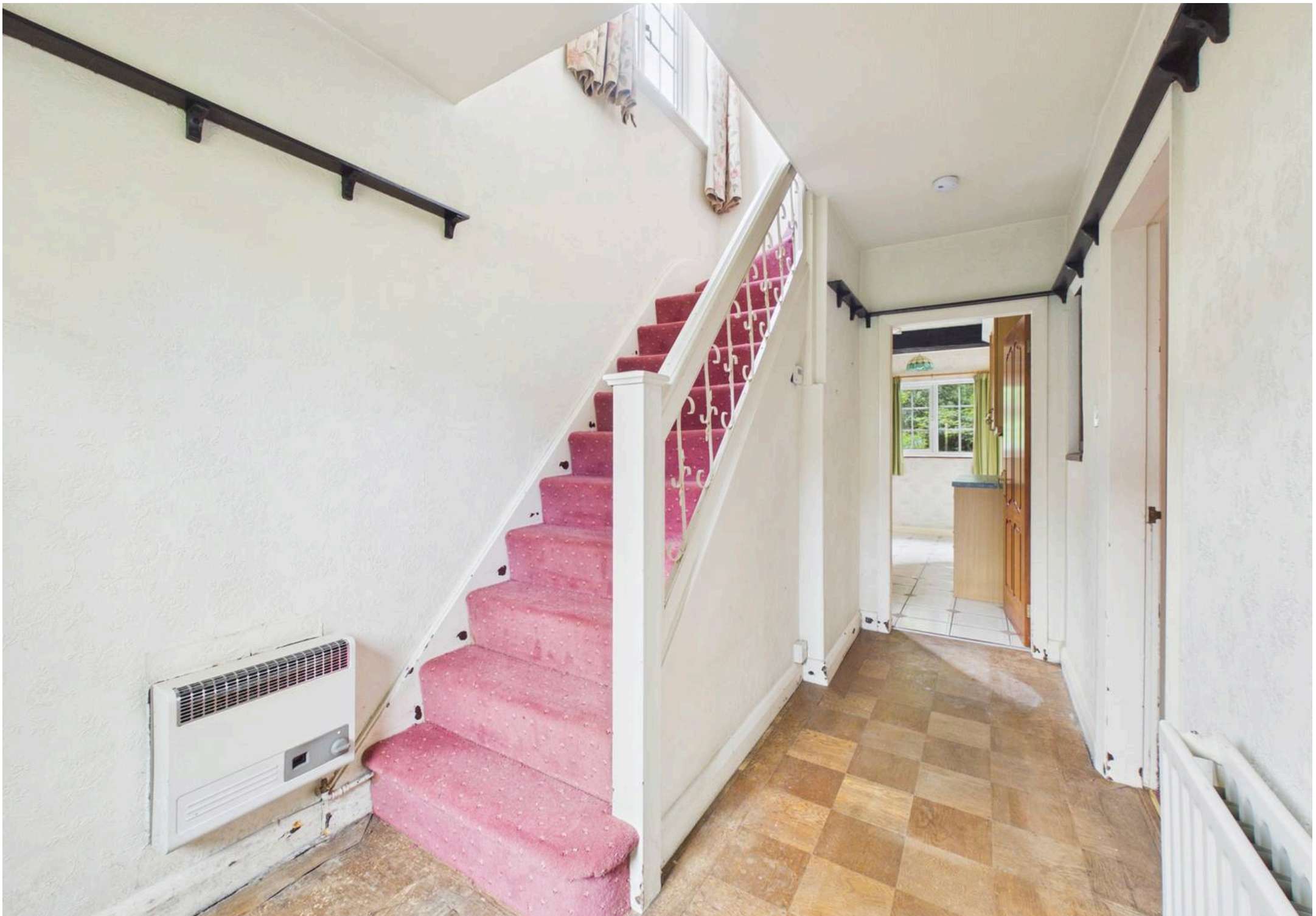
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi-detached family home with lots of potential
- Offered to the market with no upward chain
- Cul-de-sac location close to Gedling and Carlton's nearby amenities
- Within easy reach of popular schools and frequent transport links
- Good-sized lounge and an adjoining dining room
- Fitted kitchen with space for casual dining
- Three first-floor bedrooms
- First floor bathroom with a separate WC
- Generous south-easterly facing rear garden
- Front driveway and side carport providing off-street parking



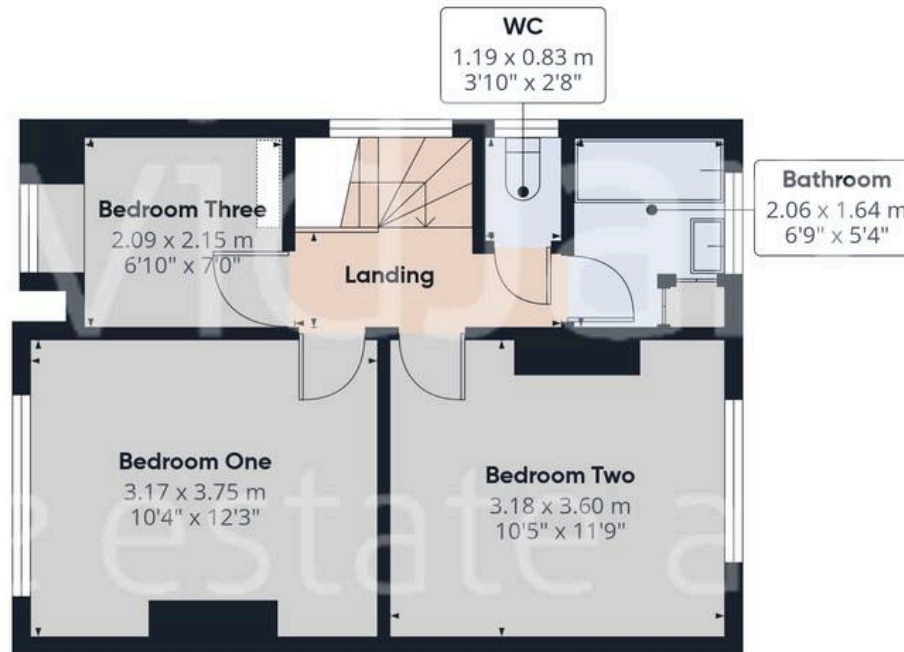




Floor 0

Approximate total area<sup>(1)</sup>

75.2 m<sup>2</sup>  
810 ft<sup>2</sup>



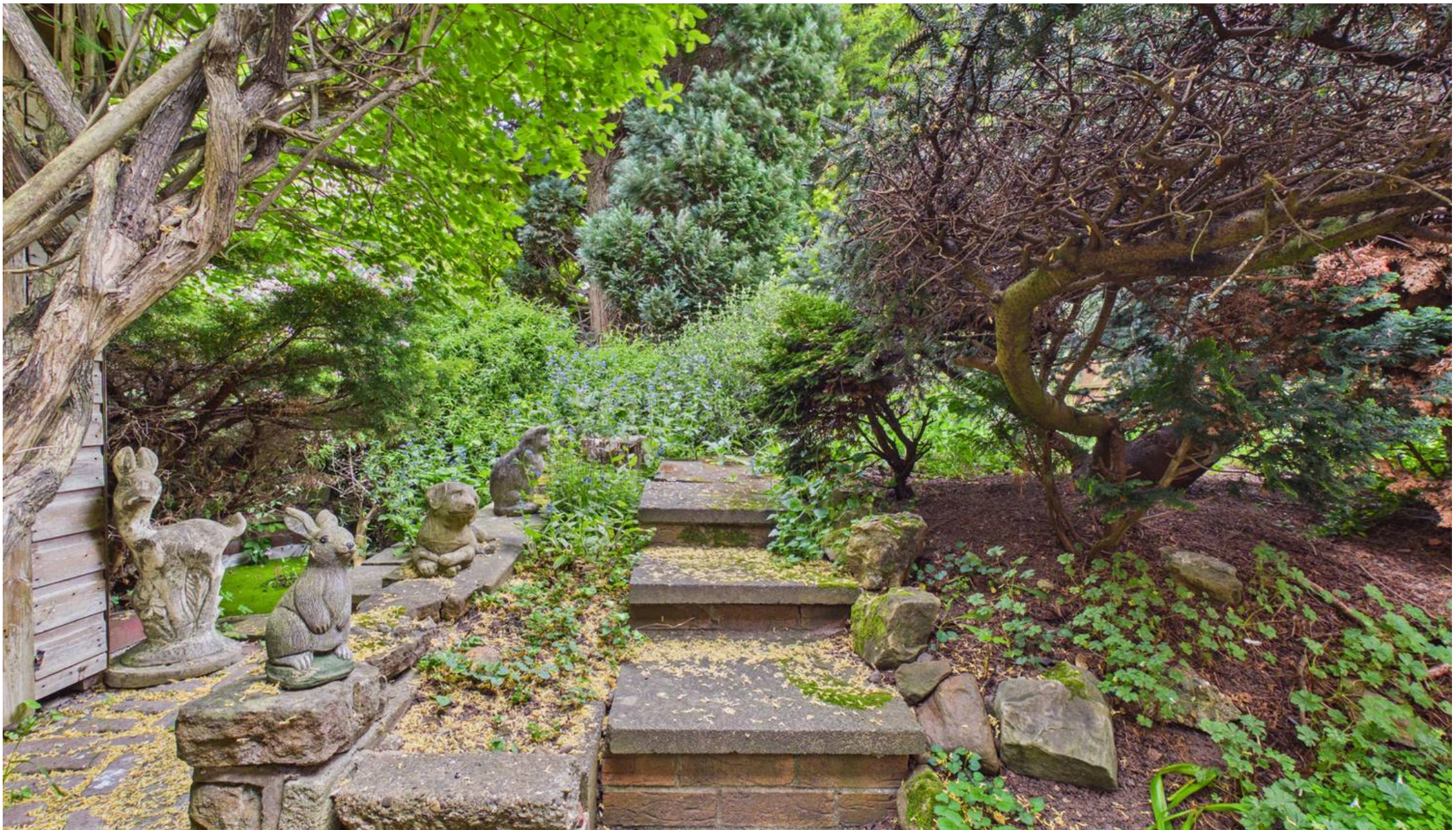
Floor 1

(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.

GIRAFFE360





## David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.