



4 Station Avenue, Gedling - NG4 3GZ

Guide Price £300,000

DavidJames
the estate agent



4 Station Avenue

Gedling, Nottingham

Beautifully presented 2 bed period semi-detached home close to Gedling's amenities and Country Park! 2 charming reception rooms, superb kitchen and bathroom and a southerly-facing rear garden!

Council Tax band: C

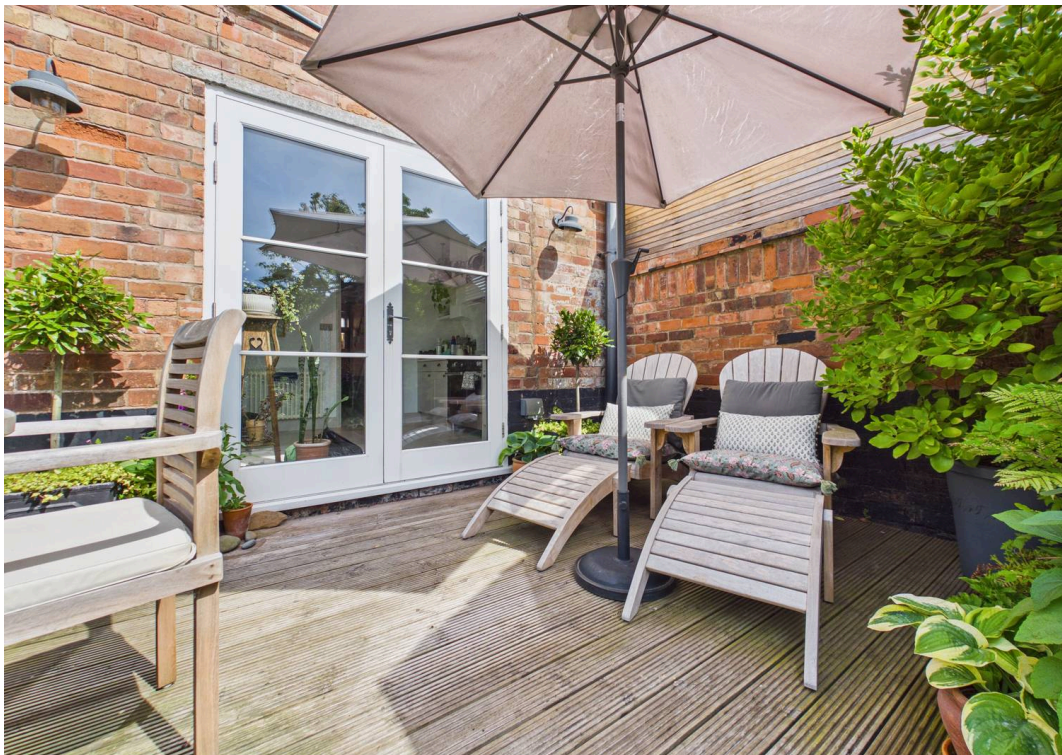
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Period semi-detached home
- Beautifully-presented throughout and blending character charm with contemporary finishes
- Cul-de-sac location a short distance from Gedling's nearby amenities, transport links and schools
- Within easy reach of the stunning Gedling Country Park
- Two stylish and versatile reception rooms (lounge and separate dining room)
- Superb refitted kitchen featuring a Belfast sink, integrated appliances and French doors to the garden
- Two well-presented and neutrally decorated double bedrooms
- Fantastic four-piece bathroom featuring both a roll-top bath and a separate large walk-in shower enclosure
- Delightful and southerly-facing garden with decking, lawn and established planting
- Brick-built outbuilding with power offering storage or a potential hobby/workshop space



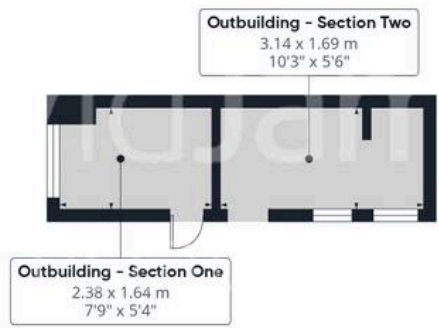




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
107.6 m²
1158 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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