



20 Wollaton Avenue, Gedling – NG4 4HX

Guide Price £230,000 – £240,000

DavidJames
the estate agent



20 Wollaton Avenue

Gedling, Nottingham

GUIDE PRICE £230,000-£240,000 3-bed semi-detached home in a popular Gedling area, with ample parking, stylish kitchen, conservatory, generous garden and versatile outbuilding! Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-detached home in a popular Gedling location
- Conveniently positioned for local amenities, Gedling Country Park and transport links into Nottingham city centre
- Spacious and cosy lounge with exposed floorboards and large front window
- Stylish shaker-style kitchen with oak worktops and integrated appliances
- Bright double glazed conservatory with French doors onto raised decking
- Three well-proportioned bedrooms (two generous doubles and a versatile third)
- Modern shower room with twin washbasins and mains-fed rainfall shower
- Generous rear garden with raised decking and excellent entertaining space
- Brick-built outhouse with power, lighting and workshop potential
- Driveway providing off-street parking for multiple vehicles





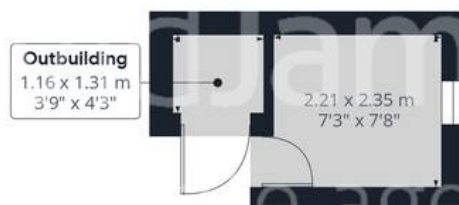




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

91.6 m²

988 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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