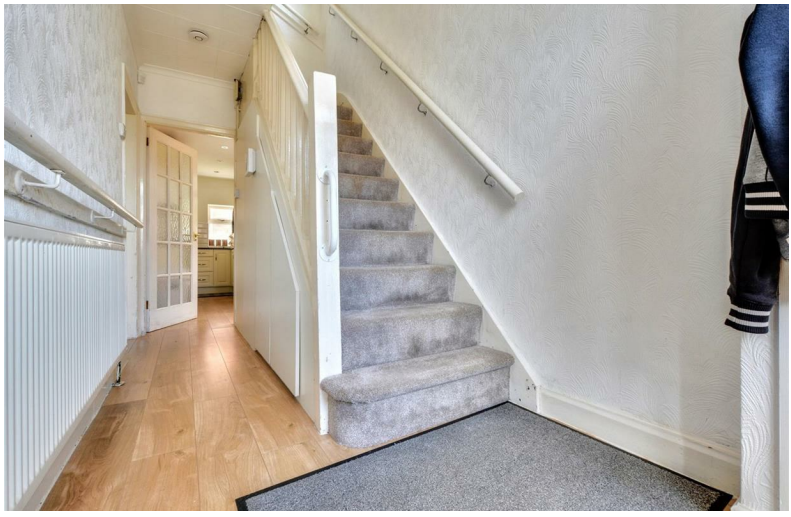
Robert Ellis

look no further. . .







Adbolton Avenue
Gedling, Nottingham NG4 3NB

A THREE BEDROOM SEMI DETACHED FAMILY HOME FOR SALE IN GEDLING!

Guide Price £230,000 Freehold

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** GUIDE PRICE £220,000 - £230,000 **

Robert Ellis Estate Agents are pleased to bring to market this three-bedroom semi-detached home, ideally located in the popular area of Gedling, Nottingham. Perfectly positioned close to local shops, schools, and excellent transport links, this property offers convenient and comfortable living for a range of buyers.

As you enter the home, you are welcomed into a spacious entrance hall which provides access to a through lounge and dining area, featuring a lift offering direct access to the main bedroom above. The kitchen sits to the rear, and stairs lead to the first floor where you'll find three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking for up to two vehicles, a car port, and a useful storage shed. To the rear is a low-maintenance garden, complete with a koi carp pond, offering a peaceful outdoor space to relax and enjoy.

This home presents a great opportunity for a wide range of buyers and must be viewed to fully appreciate what's on offer.

Early viewing is highly recommended. Don't miss out.





Entrance Hallway
UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, coving to the ceiling, doors leading off to:

Lounge Diner
9'59 x 29'92 approx (2.74m x 8.84m approx)
Carpeted flooring, coving to the ceiling, UPVC double glazed bay window to the front elevation, two wall mounted radiators, electric wall mounted fireplace, UPVC double glazed sliding doors to the rear elevation, carpeted flooring, lift to bedroom one, fireplace with inset living gas fire.

Kitchen
12'69 x 5'09 approx (3.66m x 1.75m approx)
A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, Bosch electric oven, induction hob tiled splashbacks, laminate flooring, recessed spotlights to the ceiling, UPVC double glazed windows to the side and rear elevations, wooden glazed door leading to the car port, door leading through the downstairs WC.

Downstairs WC
2'13 x 3'6 approx (0.61m x 1.07m approx)
Laminate flooring, single glazed window to the side elevation, recessed spotlight to the ceiling, WC.

First Floor Landing
Carpeted flooring, UPVC double glazed window to the side elevation, doors leading off to:

Bathroom
5'18 x 9'89 approx (1.52m x 2.74m approx)
Wet room style bathroom comprising UPVC double glazed window to the rear elevation, wall mounted radiator, storage cupboard, recessed spotlights to the ceiling, handwash basin with separate hot and cold taps, mains fed shower, WC, tiled splashbacks.

Bedroom One
13'07 x 9'52 approx (4.14m x 2.74m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling, lift to the lounge diner, built-in wardrobes, carpeted flooring.

Bedroom Two
10'62 x 8'66 approx (3.05m x 2.44m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, carpeted flooring.

Bedroom Three
6'20 x 6'27 approx (1.83m x 1.83m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Outside

Front of Property
To the front of the property there is are two driveways with gated access providing off the road parking, access to the car port, front patio area with walled boundaries.

Car Port
Access to the rear of the property, outdoor water tap, access to the shed.

Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio, pond, walled boundaries, access to the car port.

Agents Notes: Additional Information
Council Tax Band:B
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 15mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





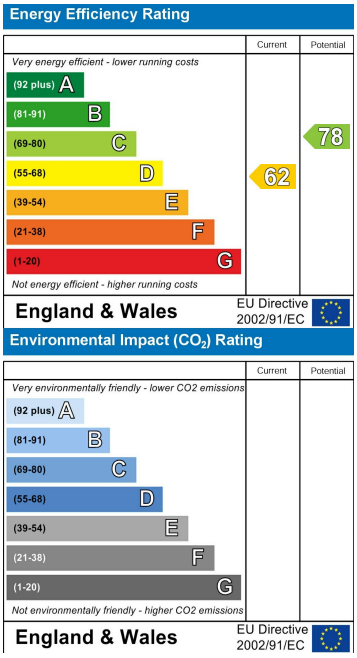












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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