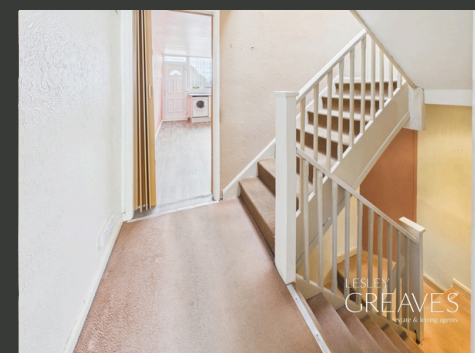




£135,000

ST. MICHAELS AVENUE GEDLING

- THREE STOREY LAYOUT
- TWO/THREE BEDROOMS
- BREAKFAST KITCHEN
- BATHROOM
- CLOSE TO AMENITIES
- EPC C





Spacious Two/Three-Bedroom Home with No Upward Chain

OFFERED TO THE MARKET WITH NO UPWARD CHAIN, THIS SPACIOUS TWO/THREE-BEDROOM HOME IS ARRANGED OVER THREE FLOORS, PROVIDING VERSATILE ACCOMMODATION THROUGHOUT. SITUATED IN THE POPULAR RESIDENTIAL AREA OF GEDLING, THE PROPERTY IS CONVENIENTLY LOCATED FOR A RANGE OF LOCAL AMENITIES, WELL-REGARDED SCHOOLS AND EXCELLENT TRANSPORT LINKS.

THE ACCOMMODATION BEGINS WITH AN ENTRANCE PORCH, BENEFITING FROM A USEFUL BUILT-IN STORAGE CUPBOARD, WHICH LEADS THROUGH TO THE HALLWAY. THE GROUND FLOOR OFFERS A VERSATILE RECEPTION ROOM, IDEAL FOR USE AS A THIRD BEDROOM OR HOME OFFICE, TOGETHER WITH A CONVENIENT WC.

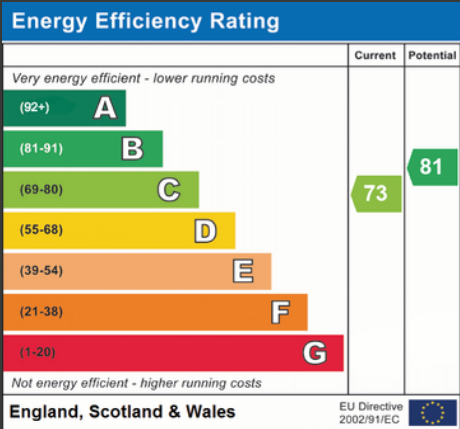
TO THE FIRST FLOOR IS A GENEROUSLY PROPORTIONED LIVING ROOM, PROVIDING A BRIGHT AND COMFORTABLE SPACE FOR RELAXING. THE SPACIOUS KITCHEN DINER IS FITTED WITH A RANGE OF WALL AND BASE UNITS, OFFERING AMPLE STORAGE AND WORKTOP SPACE. A FRIDGE FREEZER AND WASHING MACHINE ARE INCLUDED, WHILE A BREAKFAST BAR PROVIDES A PRACTICAL SPACE FOR CASUAL DINING. LARGE WINDOWS ALLOW PLENTY OF NATURAL LIGHT TO FLOW THROUGH THE ROOM, WITH A DOOR PROVIDING DIRECT ACCESS TO THE REAR GARDEN.

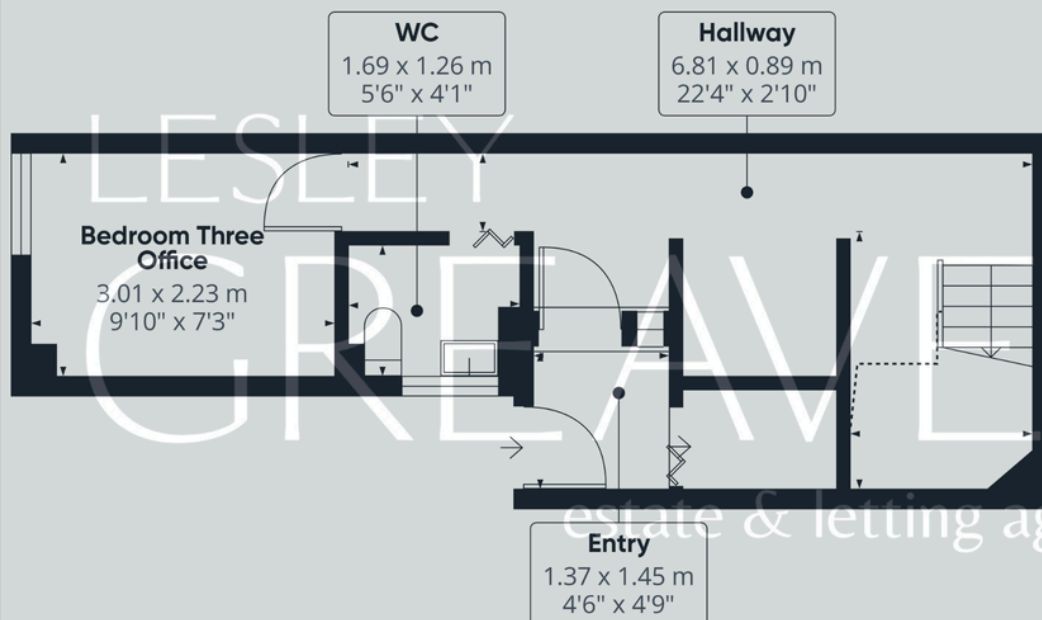
THE SECOND FLOOR COMPRISES TWO WELL-PROPORTIONED DOUBLE BEDROOMS, BOTH OFFERING COMFORTABLE ACCOMMODATION, ALONG WITH A FAMILY BATHROOM.

EXTERNALLY, THE PROPERTY BENEFITS FROM LOW-MAINTENANCE GARDENS TO BOTH THE FRONT AND REAR, PROVIDING OUTDOOR SPACE TO ENJOY.

WITH ITS FLEXIBLE LAYOUT, GENEROUS ACCOMMODATION AND EXCELLENT POTENTIAL, THIS PROPERTY WOULD MAKE AN IDEAL PURCHASE FOR FIRST-TIME BUYERS OR INVESTORS ALIKE. EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ALL THAT THIS HOME HAS TO OFFER.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 119 SQ METERS





Approximate total area⁽¹⁾

26.4 m²

284 ft²

Reduced headroom

2.6 m²

28 ft²

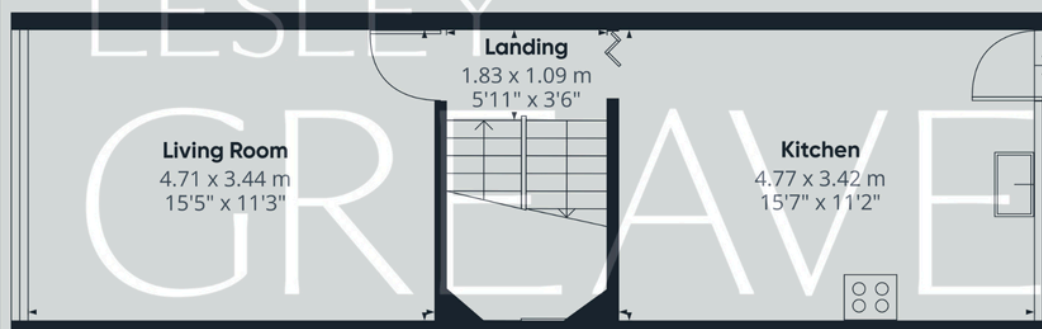
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



Approximate total area⁽¹⁾

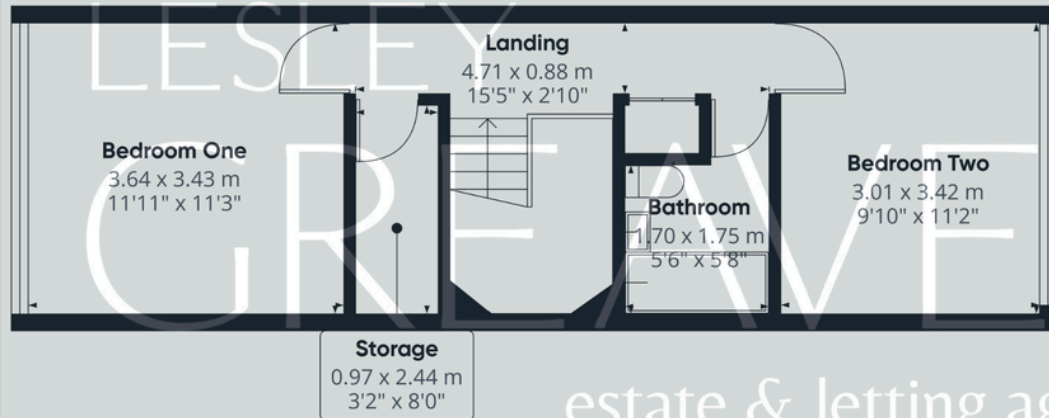
37.3 m²

402 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.

GIRAFFE360



Approximate total area⁽¹⁾
34.3 m²
369 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.

GIRAFFE 360



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.

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