



33 Avon Road, Gedling, NG4 4JU

Price Guide £240,000

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 Marriotts



# 33 Avon Road Gedling, NG4 4JU

- Three bedrooms
- Full width rear extension
- Open great fireplace
- Cul de sac location
- Worcester Bosch combi boiler
- NO UPWARD CHAIN

GUIDE PRICE £240,000 - £250,000. GREAT SCOPE TO MAKE IT YOUR OWN!! A three-bedroom detached house with a full-width rear extension! The property is in a cul-de-sac location in this popular part of Gedling and although in need of modernisation, the shower room has been refurbished in recent years. For sale with NO UPWARD CHAIN!



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## Side Entrance Hall

UPVC front entrance door, under-stair cupboard, wood flooring and glazed panel secondary door through to the living room.

## Living Room

With a stone fireplace with an open grate fire and hearth. UPVC double-glazed bow window to the front, two radiators and an open-plan staircase leading to the first floor, with a glazed panel door through to the dining room.

## Dining Room

Being open-plan to the kitchen and also with an additional extended area with radiator, UPVC double glazed window and stable door to the rear garden.

## Kitchen

Also extended and fitted with a range of wall and base units, wood effect worktops and an inset stainless steel sink unit and double drainer. Plumbing for a washing machine, wall mounted Worcester combination gas boiler, UPVC double-glazed rear window and UPVC double-glazed window and door to the side.

## First Floor Landing

Loft access and UPVC double-glazed side window.

## Bedroom 1

UPVC double-glazed front window, radiator, and built-in wardrobe with sliding doors.

## Bedroom 2

UPVC double-glazed rear window, radiator and built-in double wardrobe.

## Bedroom 3

With wood effect laminate flooring, UPVC double-glazed front window and radiator.

## Shower Room

A refurbished shower room consisting of a large tiled cubicle with a fixed head rain shower, separate mixer and overhead extractor with downlight. Dual flush toilet and large washbasin with vanity surround and cupboards. Chrome ladder towel rail, UPVC double glazed rear window, electric shaver point and non-slip flooring.

## Outside

There is a lawned front garden and block paved driveway, providing off-street parking which then leads to the rear. To the rear is an outside tap, wall light, crazy paved patio and steps leading down to the main garden, with a mixture of hedging and fencing to the perimeter.

## Material Information

TENURE: Freehold

COUNCIL TAX: GBC - Band D







PROPERTY CONSTRUCTION: cavity brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: very low  
ASBESTOS PRESENT: n/k  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER: kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: no  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: level side and rear access

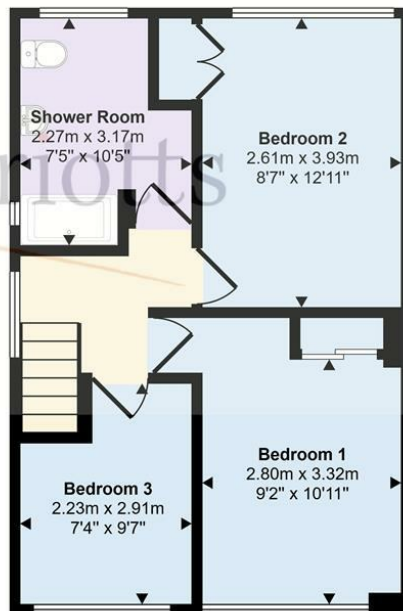




Approx Gross Internal Area  
93 sq m / 999 sq ft



Ground Floor  
Approx 52 sq m / 564 sq ft



First Floor  
Approx 40 sq m / 435 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>69</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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