



## 6 Third Avenue, Gedling

£170,000 Freehold

Mid Terrace House • Three Bedrooms • Spacious Living Room • Modern Fitted Kitchen-Diner • Three Piece Bathroom Suite • Low Maintenance Garden • Owned Solar Panels • Ideal For First Time Buyers • Close To Local Amenities • Must Be Viewed



GUIDE PRICE £170,000 – £190,000

IDEAL FOR FIRST TIME BUYERS...

Situated in the fantastic and well-located area of Gedling, this welcoming three bedroom mid terrace house offers a perfect blend of comfort and style, ideal for first time buyers or anyone looking for a move-in ready home. The spacious living room is great for relaxing or entertaining, with plenty of natural light and a cosy atmosphere that instantly feels like home. The modern fitted kitchen-diner is both practical and stylish, featuring sleek cabinetry, ample workspace, and room for a family dining table. Upstairs, you'll find three well-proportioned bedrooms, serviced by a three piece bathroom suite. The home benefits from a new Baxi boiler fitted in November 2025, and solar panels under 10 years old. With thoughtful touches and a layout that maximises every inch of space, this home offers both functionality and comfort throughout. Externally, the rear garden is low maintenance and provides a great spot for enjoying the summer and outdoor dining. Located close to local amenities, shops, and transport links, it's a fantastic opportunity to settle into a vibrant community with everything you need on your doorstep.

MUST BE VIEWED

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



## GROUND FLOOR

### Entrance Hall

4' 4" x 4' 8" (1.33m x 1.43m)

The entrance hall has wood-effect flooring, a built-in storage cupboard, and a single UPVC door providing access into the accommodation.

### Living Room

13' 7" x 15' 0" (4.14m x 4.56m)

The living room has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling, a UPVC double-glazed window to the front elevation, and open access to the kitchen.

### Kitchen/Diner

8' 6" x 14' 11" (2.59m x 4.55m)

The kitchen/diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven and hob with a concealed extractor fan, space and plumbing for a washing machine, space for an undercounter fridge and freezer, wood-effect flooring, partially tiled walls, a radiator, a UPVC double-glazed window to the rear elevation, and double French doors leading out to the rear garden.

## FIRST FLOOR

### Landing

3' 2" x 9' 4" (0.96m x 2.84m)

The landing has carpeted flooring, access to the loft, and access to the first floor accommodation.

### Master Bedroom

9' 2" x 12' 0" (2.79m x 3.65m)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

8' 8" x 10' 4" (2.65m x 3.15m)

The second bedroom has carpeted flooring, a radiator, a built-in storage cupboard, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

### Bedroom Three

6' 6" x 6' 0" (1.99m x 1.83m)

The third bedroom has carpeted flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

### Bathroom

6' 0" x 5' 5" (1.83m x 1.65m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

## ADDITIONAL INFORMATION

Broadband Speed – Ultrafast – Download 1800 Mbps – Upload 220 Mbps Phone Signal – 4G / 5G Electricity – Mains Supply Water – Mains Supply Heating – Gas Central Heating – Connected to Mains Supply Septic Tank – No Sewage – Mains Supply Flood Risk – No flooding in the past 5 years+ Flood Risk Area – No Construction – Brick Mining Area – The property is situated on a coalfield. A check with the Mining Remediation Authority confirms that the property is within a coal mining reporting area, but a formal mining report is not currently required for this specific boundary. Accessibility – No Other Material / Safety Issues – No known safety issues have been disclosed by the seller. Any Legal Restrictions – Restrictive Covenants

## DISCLAIMER

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**This floorplan is for illustrative purposes only.**

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