



Third Avenue
Gedling Nottingham

burchell
edwards



Property Description

The accommodation comprises a bright and welcoming lounge, along with a modern kitchen diner offering ample space for dining and entertaining.

To the first floor are two good-sized bedrooms and a contemporary family bathroom. In addition, the property benefits from a versatile loft room, currently used as a bedroom.

Externally, the property enjoys both front and rear gardens, providing outdoor space for relaxation and family living.

Conveniently located close to local amenities, schools and transport links, this excellent home combines modern living with a sought-after location.

Lounge

Accessed via UPVC front door leading into the lounge where there is a window to the front elevation, a radiator, stairs off to the first floor and door to the kitchen.

Kitchen

Having window and French doors to the rear elevation, wall and base units with work surfaces over, electric oven and gas hob with extractor, space and plumbing for washing machine and tumble dryer, inset sink and drainer, an American fridge freezer, breakfast bar area and spot lights.

First Floor Landing

Having a radiator and window to the front elevation.

Bedroom One

Having window to the rear elevation, a radiator and built-in mirror wardrobes

Bedroom Two

Having window to the front elevation and a radiator.

Bathroom

Having bath with electric shower over, pedestal wash hand basin, low level W.C, tiled walls, obscured window to the rear elevation and a radiator.

Loft Room

Having velux style window to the rear elevation and eave storage.

Outside

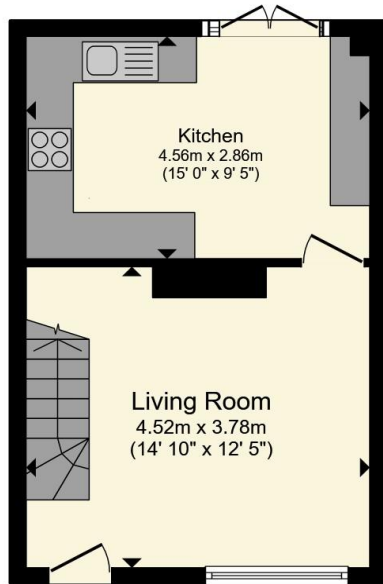
To the front is a gated path leading to the entrance.

To the rear is a yard with artificial lawn with a decking area, rear access and is enclosed.

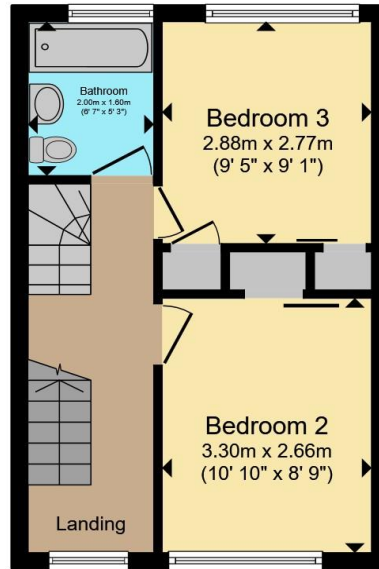




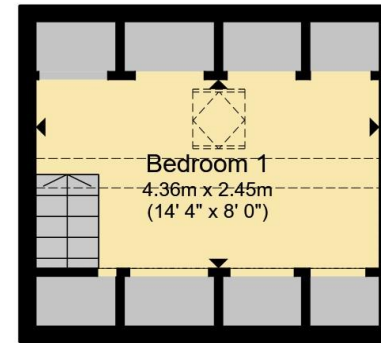




Ground Floor



First Floor



Second Floor

Total floor area 77.2 m² (831 sq.ft.) approx

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EPC Rating: Awaited
 Council Tax Band: A

Tenure: Freehold

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