



**18 Avon Road, Gedling – NG4 4JU**

Guide Price **Guide Price £325,000 – £350,000**

**DavidJames**  
the estate agent





## 18 Avon Road

Gedling, Nottingham

Two-bed detached bungalow within walking distance of shops, bus links and Gedling's wider amenities. Spacious lounge/dining room, modern breakfast kitchen, conservatory and good-sized rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached bungalow within walking distance of shops, bus links and Gedling's amenities
- Welcoming entrance hallway with convenient downstairs WC
- Bright and spacious lounge/dining room with feature bay window and electric fireplace
- Breakfast kitchen with shaker style kitchen units with a range of integrated appliances
- Two good-sized double bedrooms (both with built-in wardrobes, main bedroom with additional fitted wardrobes)
- Good-sized utility room (potential to be re-instated as a third bedroom)
- Generously sized conservatory with views overlooking the rear garden
- White modern, fully tiled shower room with double width walk-in enclosure and electric shower
- Generously-sized private rear garden with patio area, lawn, established planting and summerhouse
- Integral garage, carport and good-sized driveway providing off street parking











Approximate total area<sup>(1)</sup>

121.5 m<sup>2</sup>

1309 ft<sup>2</sup>

(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.

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## David James Estate Agents

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