



**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 reinstated 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







(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.



## David James Estate Agents

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