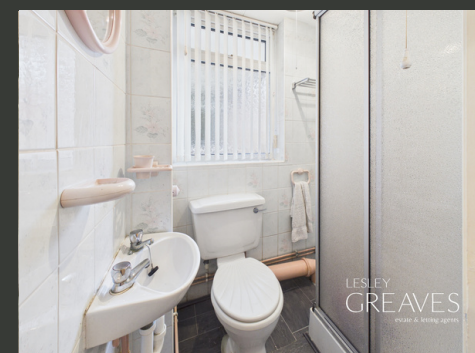




£150,000-£160,000

GUIDE PRICE

PHOENIX AVENUE
GEDLING



- SPACIOUS THREE STOREY LAYOUT
- TWO/THREE BEDROOMS
- KITCHEN/DINER
- FAMILY BATHROOM
- CLOSE TO AMENITIES
- EPC D





Spacious Two/Three-Bedroom Home with No Upward Chain

OFFERED TO THE MARKET WITH NO UPWARD CHAIN, THIS SPACIOUS TWO/THREE-BEDROOM MID-TERRACED HOME IS ARRANGED OVER THREE FLOORS AND OFFERS FLEXIBLE ACCOMMODATION THROUGHOUT. SITUATED IN THE POPULAR AREA OF GEDLING, THE PROPERTY IS CONVENIENTLY LOCATED CLOSE TO A RANGE OF LOCAL AMENITIES, WELL-REGARDED SCHOOLS AND EXCELLENT TRANSPORT LINKS.

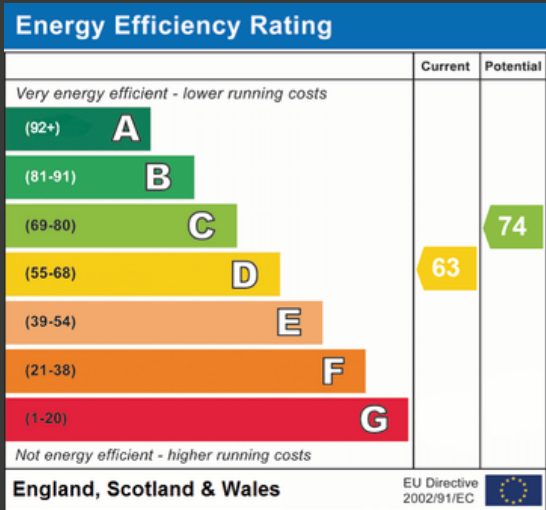
THE ACCOMMODATION BEGINS WITH AN ENTRANCE PORCH, COMPLETE WITH A USEFUL BUILT-IN STORAGE CUPBOARD, LEADING INTO A WELCOMING HALLWAY. THE GROUND FLOOR FEATURES A VERSATILE RECEPTION ROOM, IDEAL FOR USE AS A THIRD BEDROOM OR HOME OFFICE, ALONG WITH A CONVENIENT SHOWER ROOM.

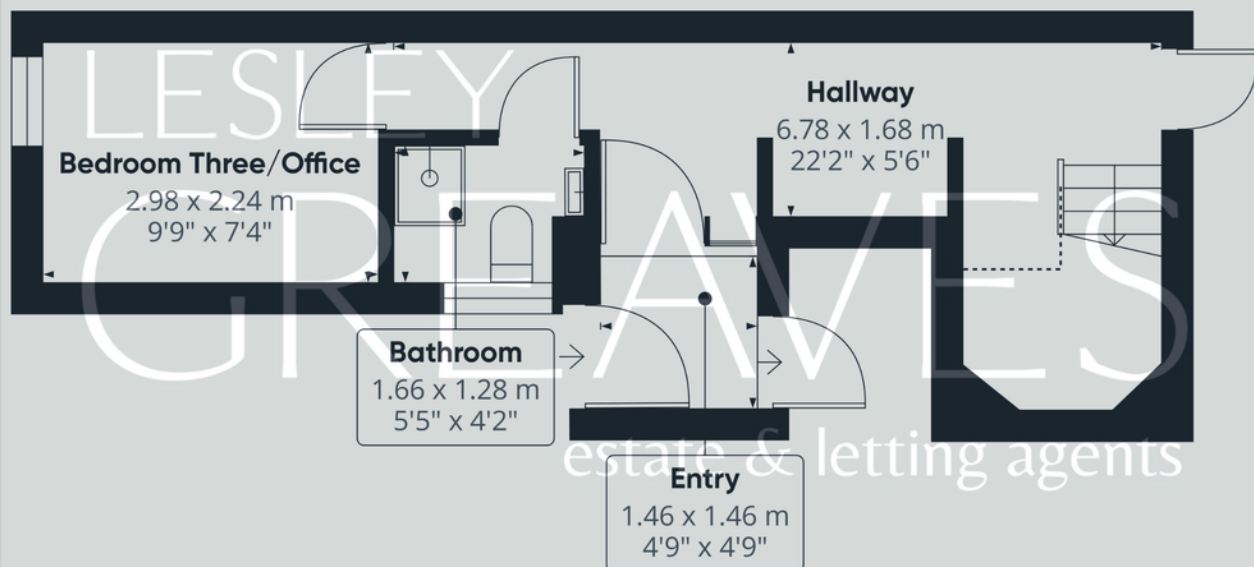
TO THE FIRST FLOOR IS A GENEROUS LIVING ROOM, PROVIDING A BRIGHT AND COMFORTABLE SPACE TO RELAX. THE SPACIOUS KITCHEN DINER IS FITTED WITH A RANGE OF UNITS, OFFERS AMPLE WORKTOP SPACE AND ROOM FOR FAMILY DINING, AND BENEFITS FROM DIRECT ACCESS TO THE REAR GARDEN. THE SECOND FLOOR COMPRISES TWO WELL-PROPORTIONED DOUBLE BEDROOMS, SERVED BY A FAMILY BATHROOM.

OUTSIDE, THE PROPERTY BENEFITS FROM LOW-MAINTENANCE GARDENS TO BOTH THE FRONT AND REAR.

OFFERING VERSATILE LIVING ACCOMMODATION AND EXCELLENT POTENTIAL, THIS PROPERTY IS AN IDEAL CHOICE FOR FIRST-TIME BUYERS, FAMILIES OR INVESTORS. EARLY VIEWING IS HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 101 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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