



£160,000-£170,000

GUIDE PRICE

KINGSBRIDGE AVENUE
NOTTINGHAM

- TWO BEDROOMS
- SPACIOUS LIVING ROOM
- DETACHED GARAGE
- NO UPWARD CHAIN
- POPULAR LOCATION
- EPC C



Two Bedroom Home with Detached Garage and No Upward Chain

AVAILABLE WITH NO UPWARD CHAIN, THIS TWO-BEDROOM HOME OFFERS FANTASTIC POTENTIAL FOR BUYERS WISHING TO PUT THEIR OWN STAMP ON A PROPERTY. SUITED TO FIRST-TIME BUYERS OR INVESTORS, THE HOME OCCUPIES A DESIRABLE POSITION IN THE POPULAR AND WELL-CONNECTED AREA OF MAPPERLEY, CLOSE TO EXCELLENT LOCAL AMENITIES INCLUDING SPRING LANE FARM SHOP AND GEDLING COUNTRY PARK.

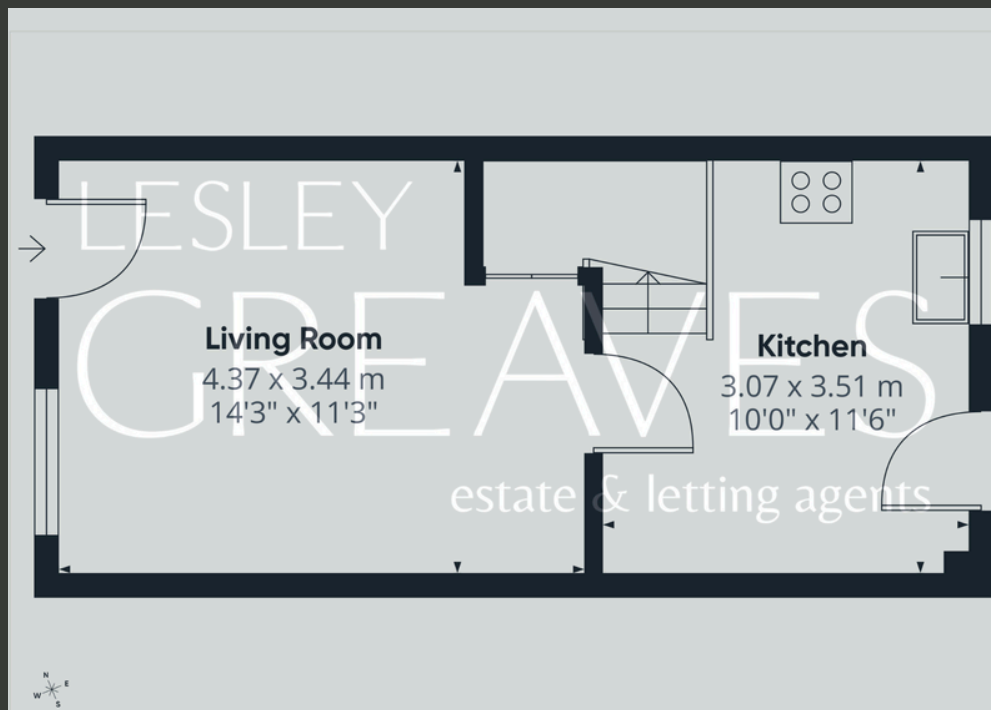
UPON ENTERING, YOU ARE WELCOMED INTO A BRIGHT AND SPACIOUS LIVING ROOM, PROVIDING AN INVITING RECEPTION SPACE. THE ACCOMMODATION FLOWS SEAMLESSLY THROUGH TO THE FITTED KITCHEN, WHICH OFFERS A PRACTICAL RANGE OF WALL AND BASE UNITS TOGETHER WITH SPACE FOR APPLIANCES AND ACCESS TO THE FIRST FLOOR.

TO THE FIRST FLOOR, THE PROPERTY OFFERS TWO BEDROOMS, INCLUDING A GENEROUS MAIN BEDROOM, ALL SERVED BY A THREE-PIECE BATHROOM SUITE. EXTERNALLY, THE PROPERTY ENJOYS THE ADDED BENEFIT OF A DETACHED GARAGE, IDEAL FOR STORAGE, ALONG WITH A PRIVATE ENCLOSED REAR GARDEN.

OFFERING EXCELLENT SCOPE FOR BUYERS TO PERSONALISE AND ENHANCE TO THEIR OWN TASTE, THIS PROPERTY PRESENTS A FANTASTIC OPPORTUNITY TO CREATE A LOVELY HOME IN A CONVENIENT RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 55 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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