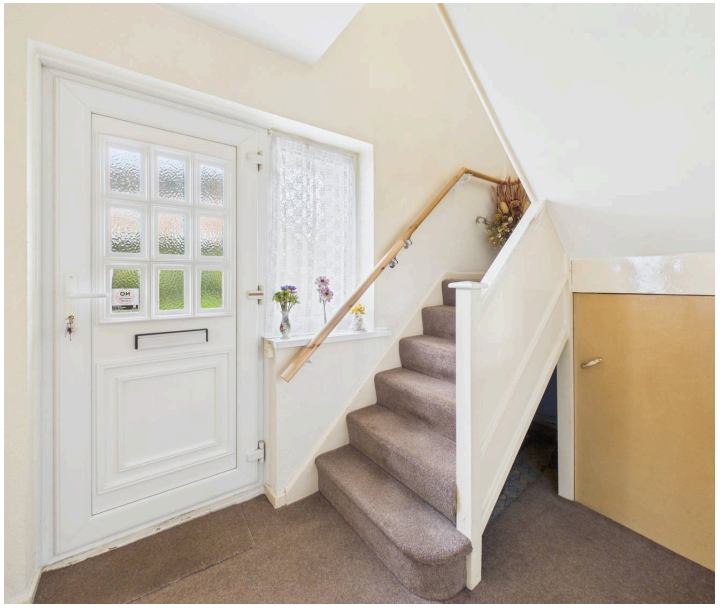


31 Newton Road, Gedling - NG4 4HL

Guide Price £210,000

DavidJames
the estate agent







31 Newton Road

Gedling, Nottingham

NO CHAIN! Semi-detached home with lots of potential in the ever-popular Gedling! Spacious lounge/diner, kitchen and 3 bedrooms alongside a southerly-facing rear garden and multi-vehicle driveway!
Council Tax band: B

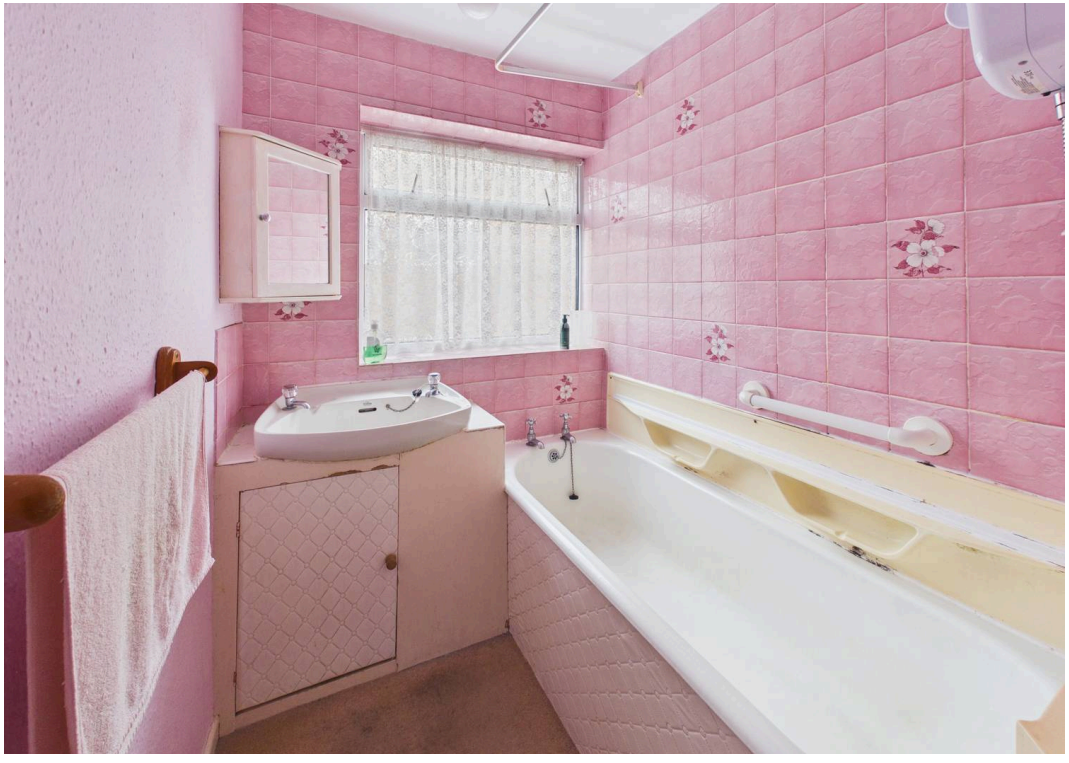
Tenure: Freehold

- Semi-detached home
- Offered to the market with no upward chain
- Lots of potential with huge scope to personalise and modernise
- Conveniently placed to take advantage of both Gedling and Mapperley's amenities
- Generous lounge/dining room with a feature gas fire
- Kitchen with space for appliances and a useful pantry
- Three first-floor bedrooms
- First floor bathroom with a separate WC
- Southerly-facing lawned rear garden with lawn, mature planting and patio seating space
- Long driveway providing off-street parking for multiple vehicles













Floor 0





Floor 1

DavidJames
the estate agent

Approximate total area(1)

81.8 m²

880 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road - NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.