



379 Gedling Road, Arnold, Nottingham, NG5 6PB

Asking Price £325,000

- Substantial Four Bedroom Detached House
- Downstairs W.C
- Large Integral Garage
- Driveway
- In Need of Modernisation
- Large Lounge/Diner
- Extended to the Rear.
- Four Good Size Bedrooms
- Gardens to the Side and Rear
- No Upward Chain

379 Gedling Road, Nottingham NG5 6PB

Substantial Four Bedroom Detached House. In Need of Modernisation. Large Open Plan Lounge/Diner. Downstairs W.C. Extended. Spacious Integral Garage. Four Good Size Bedrooms. Driveway. Gardens to the side and rear. No Upward Chain.



Council Tax Band: D



Entrance Porch

Porch. Door into the Entrance Hall.

Hallway

Doors to the Lounge/Diner, Kitchen and W.C. Stairs to the first floor.

W.C

Wall mounted sink. Low level flush toilet. Window to the side.

Lounge/Dining Room

23'11 x 11'6

Window to the front. Sliding patio doors to the rear.

Kitchen

15'4 x 12'10

A range of base and wall units. Window to the rear.

Door to the side elevation.

Garage

16'9 x 8'6

Up and over door. Pedestrian door to the side.

First Floor Landing

Doors to all bedrooms and the bathroom. Floor standing gas boiler.

Master bedroom

12'8 x 11'8

Window to the front.

Bedroom two

11'7 x 9'6

Window to the rear.

Bedroom Three

12'6 x 5'6

Window to the front.

Bedroom Four

9'1 x 8'2

Window to the rear.

Bathroom

8'2 x 5'7

Window to the rear. Panelled bath with shower over.

Sink unit. Low level toilet.

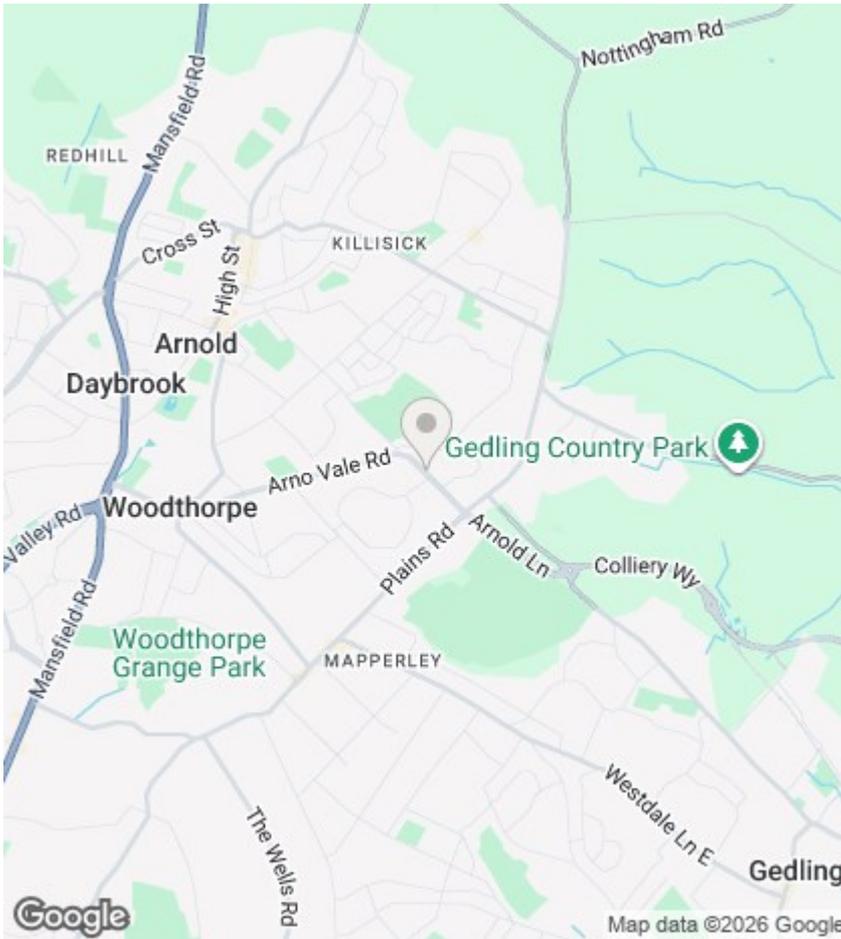
Exterior

Driveway to the front giving access to the garage.

Front and side door. Outside store. Gardens to the side and rear.







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area
1378 Sq.ft. (128.00 sq.m.)

