

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 3 WAVERLEY AVENUE, GEDLING

NOTTINGHAM, NG4 3HH

OFFERS OVER £400,000





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Positioned in the popular suburb of Gedling, Nottingham, this beautifully presented three-bedroom house on Waverley Avenue presents a unique opportunity for a range of buyers seeking a slice of serenity within a stone's throw of urban conveniences.

As you step through the front door, the inviting hallway sets the tone for the rest of this enchanting property. The living room, with its striking bay window, exudes warmth, enhanced by the characterful log burner that sits at the heart of the space. The continuity of style flows into the open-plan kitchen and dining area, where Shaker-style units, premium appliances, and an elegant range cooker make it a haven for culinary enthusiasts.

The home's practicality is boosted by a handy utility room, while the adjoining conservatory offers a tranquil spot overlooking the immaculate rear garden, perfect for enjoying the changing seasons.

On the first floor, three sizeable bedrooms and a chic family bathroom, complete with a luxurious freestanding bath and separate shower enclosure, ensure that comfort and style are not compromised.

Outside, the property doesn't fail to impress with dual parking spaces and a thoughtfully landscaped garden, featuring a lawn, decking, patio, and dedicated play area, all secured within the privacy of the home's boundaries.

This prime Gedling location benefits from proximity to excellent schools, a variety of shops, cosy pubs, delectable restaurants, and efficient public transport options. Not to mention the nearby Gedling Country Park, a local gem ideal for family days out.

This is more than just a house; it's a home that promises a lifestyle of ease and elegance. To truly capture its splendour, a viewing is highly recommended.

### Entrance Hallway

### Living Room

12'11" x 11'0" (3.96m x 3.36m)

### Dining Kitchen

18'8" x 12'6" (5.69m x 3.83m)

### Conservatory

12'9" x 9'7" (3.89m x 2.94m)

### First Floor Landing

### Bedroom One

11'5" x 11'4" (3.48m x 3.46m)

### Bedroom Two

11'1" x 9'10" (3.40m x 3.01m)

### Bedroom Three

9'11" x 7'6" (3.04m x 2.30m)

### Bathroom

9'5" x 9'4" (2.88m x 2.85m)

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

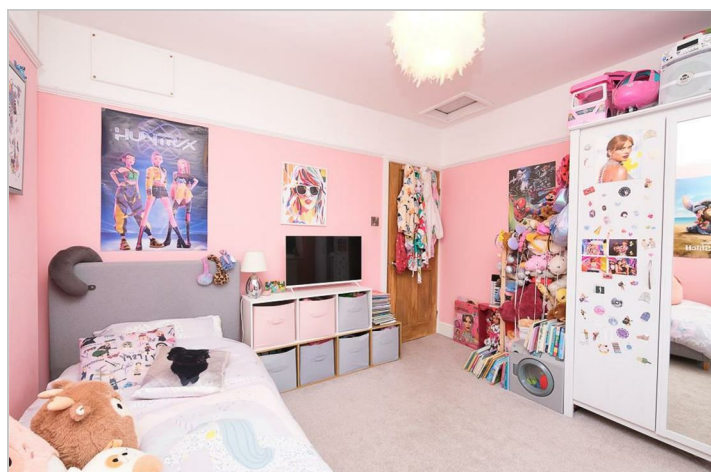
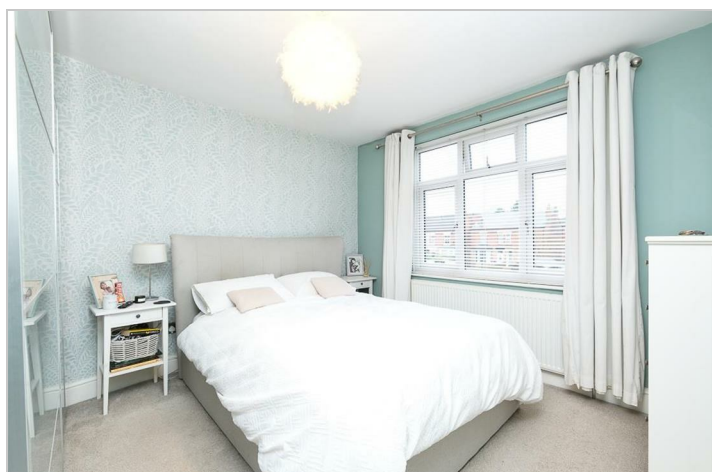
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

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Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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