



Kings Avenue, Gedling, Nottinghamshire NG4 4ED

Guide Price £100,000

GUIDE PRICE: £100,000 - £110,000

LOCATION, LOCATION, LOCATION

This house is situated within close proximity to Gedling Country Park which offers great walks and countryside views. The property will be perfect for any first time buyer, it is well presented throughout and ready to move straight into.

To the ground floor there is an entrance hallway, good sized lounge along with a modern kitchen and utility room. The first floor has three bedrooms - the second bedroom having fitted wardrobes - all serviced by a modern bathroom. Outside to the rear there is a garden offering outstanding local views.

MUST BE VIEWED



GROUND FLOOR

Entrance Hall
The entrance hall provides access to the accommodation

Living Room
20'0" x 11'5" (6.1 x 3.5)
The living room has double glazed windows, a feature fireplace

Kitchen
11'1" x 9'10" (3.4 x 3.0)
The kitchen has a range of base and wall units, a stainless steel sink with mixer taps, integrated oven with gas hob, space for a dishwasher, space for a fridge freezer, space for a dining table and double glazed windows

Utility Room
9'6" x 6'6" (2.9 x 2.0)
The utility room has space for a washing machine, space for a tumble dryer and a double glazed window and has access to the rear of the property

FIRST FLOOR

Landing
The landing provides access to the first floor accommodation

Master Bedroom
11'5" x 11'1" (3.5 x 3.4)
The master bedroom has a double glazed window a radiator and a storage cupboard

Bedroom Two
13'1" x 8'10" (4.0 x 2.7)
The second bedroom has a double glazed window, a radiator and fitted wardrobes

Bedroom Three
11'1" x 6'10" (3.4 x 2.1)
The third bedroom has a double glazed window and radiator

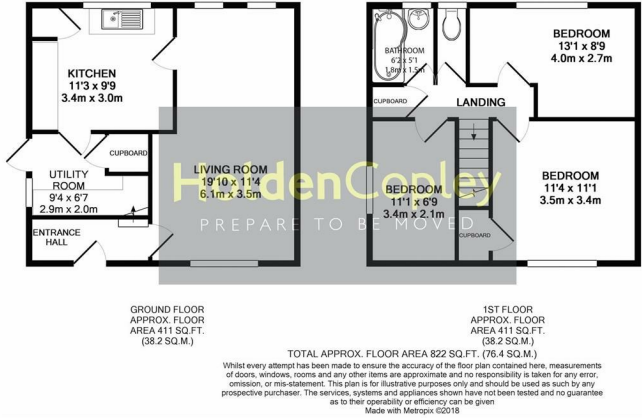
Bathroom
5'10" x 4'11" (1.8 x 1.5)
The bathroom has a hand wash basin, a bath and a double glazed window

WC
This area has a low level flush WC

OUTSIDE
Front
The front of the property has off road parking

Rear
The rear of the property lawned area with a shed, and a decked area a the bottom

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