



Queens Avenue,
Gedling, Nottingham
NG4 4EJ

£170,000 Freehold



** IDEAL FAMILY HOME, CORNER PLOT **

Robert Ellis Estate Agents are delighted to present to the market this THREE-BEDROOM, SEMI-DETACHED FAMILY HOME situated in GEDLING, NOTTINGHAM.

The house is situated in Gedling which is very popular. It has easy access to transport links into surrounding towns and Nottingham City centre. It is close to schools, shops, a country park, and a golf course.

Upon entry, you are welcomed into the hallway. Off the hallway is the lounge with a double-glazed window overlooking the front and rear gardens. A fitted modern dining kitchen with a range of matching units, double glazed windows to the rear elevation, and double-glazed door leading to the side lobby and the enclosed rear garden, driveway and Garage.

The stairs lead to the landing, first double bedroom, second double bedroom, third bedroom, and a separate family bathroom.

To the rear is an enclosed, low-maintenance raised patio area, Driveway and GARAGE.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION, and HIGH QUALITY of this FANTASTIC OPPORTUNITY- Contact the office on 0115 648 5485 to arrange your viewing now!



Entrance Lobby

6'1 x 3'3 approx (1.85m x 0.99m approx)

UPVC double glazed door to the side, UPVC double glazed windows to the front and rear, linoleum flooring and internal UPVC double glazed door to:

Open Plan Dining Kitchen

19'10 x 10'10 approx (6.05m x 3.30m approx)

UPVC double glazed picture window to the rear, range of matching modern wall and base units incorporating laminate work surface over, ceramic sink with swan neck mixer tap, four ring stainless steel gas hob, integrated eye level oven, space and plumbing for an automatic washing machine, space and point for a free standing fridge freezer, laminate flooring, wall mounted double radiator, ceiling light point. Additional dining space with ceiling light point, under stairs storage cupboard, wall mounted electrical consumer unit and additional base units for further storage, UPVC double glazed leaded door to the front and stairs to the first floor. Internal glazed panelled door to:

Living Room

11'9 x 19'10 approx (3.58m x 6.05m approx)

This dual aspect open plan lounge/diner benefits from having a UPVC double glazed window to the front with UPVC double glazed French doors leading to the enclosed garden at the rear, coving to the ceiling, two wall mounted radiators, ceiling light point.

First Floor Landing

Loft access hatch, ceiling light point, airing/storage cupboard housing the Ideal combination boiler and panelled doors to:

Bedroom 1

11'3 x 11'7 approx (3.43m x 3.53m approx)

UPVC double glazed window to the front, wall mounted double radiator, ceiling light point, built-in walk-in wardrobe over the stairs.

Bedroom 2

13'7 x 9'3 approx (4.14m x 2.82m approx)

UPVC double glazed picture window to the rear, wall mounted radiator and ceiling light point.



Bedroom 3

11'1 x 6'4 approx (3.38m x 1.93m approx)

UPVC double glazed window to the side, wall mounted radiator, ceiling light point.

Bathroom

7'7 x 5'8 approx (2.31m x 1.73m approx)

UPVC double glazed window to the rear, panelled bath with mixer shower attachment over and additional mains fed shower, low flush w.c., vanity wash hand basin, tiled splashbacks, double glazed window to the rear, heated towel rail and ceiling light point.

Outside

The property sits on a good size corner plot with a lawned garden to the front, mature shrubs to the borders, fencing to the boundary and additional low maintenance patio area to the side.

To the rear there is a large raised patio area, fencing to the boundaries, gated driveway providing off road parking leading to the free standing concrete sectional garage.

Council Tax

Gedling Borough Council Band A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(81-91)	B	65
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

England & Wales		
EU Directive 2002/91/EC		○

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not environmentally friendly - higher CO₂ emissions

England & Wales		
EU Directive 2002/91/EC		○

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.