

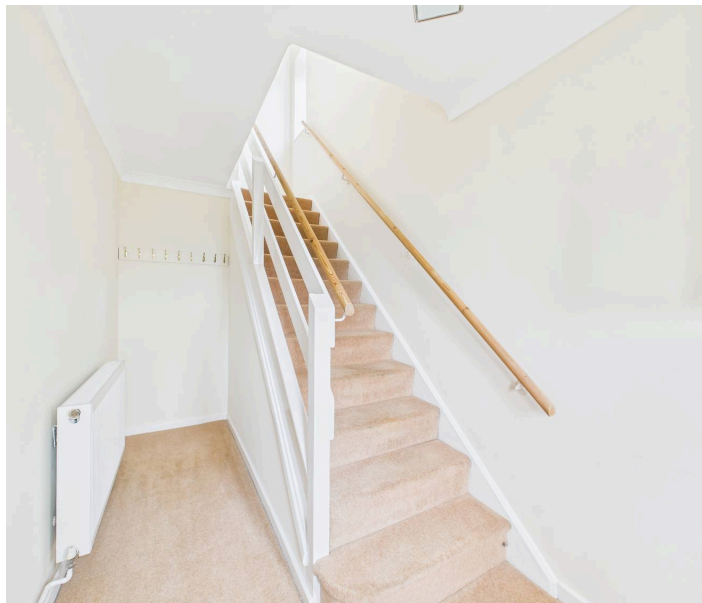


## 6 Perlethorpe Crescent, Gedling - NG4 4GL

Guide Price £200,000 - £210,000

DavidJames  
the estate agent





## 6 Perlethorpe Crescent

Gedling, Nottingham

Charming 3-bed semi-detached house with no chain. Spacious lounge/dining room, well-appointed bedrooms, modern shower room, central heating, double glazing, parking for 2 cars, and a lovely rear garden. Ideal family home in quiet cul-de-sac. Schedule a viewing today!  
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

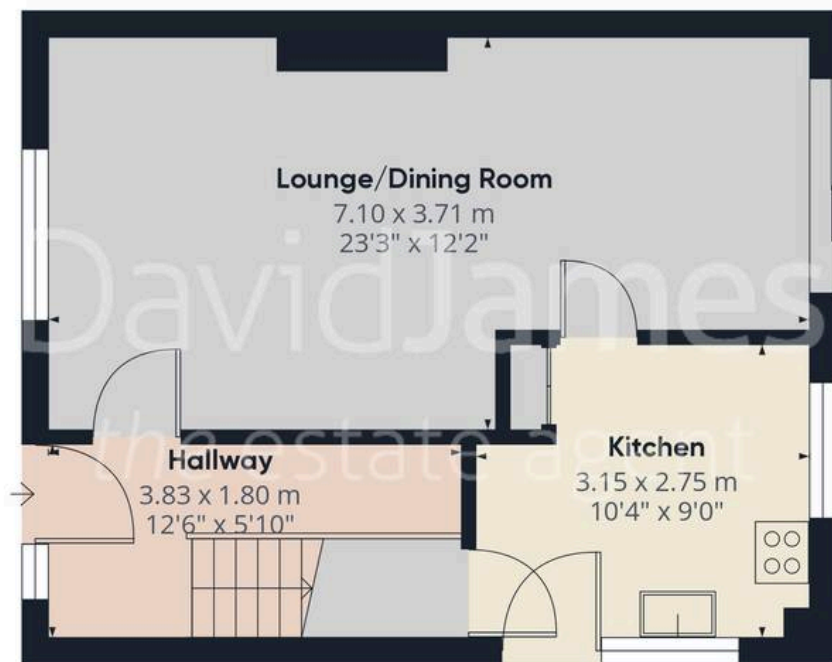
- Semi-detached house
- Offered to the market with no upward chain
- Situated within a cul-de-sac with a drive providing off street parking
- Spacious lounge/dining room with fireplace and patio doors
- Good size kitchen with a range of units
- Modern shower room/WC with white suite and vanity units
- Three bedrooms
- Entrance hall
- Combination gas central heating and UPVC double glazing
- Lawned rear garden with patio and outbuildings







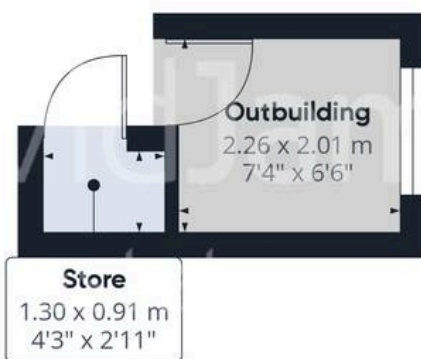




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

81.32 m<sup>2</sup>

875.32 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## David James Estate Agents

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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.