



16 Westcliffe Avenue, Gedling – NG4 4HQ

Guide Price **£230,000**

DavidJames
the estate agent



16 Westcliffe Avenue

Gedling, Nottingham

Well-presented 3-bed semi-detached home within easy reach of local amenities, schools & Gedling Country Park! Lounge, open plan breakfast room/conservatory, kitchen & bathroom plus a generous garden!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented semi-detached family home
- Within walking distance of the stunning Gedling Country Park
- Close to a wide range of local amenities, schools and public transport links
- Initial porch and welcoming entrance hall
- Bright and spacious lounge with a feature bow window and fireplace
- Fitted kitchen with space for a range of freestanding appliances
- Open-plan breakfast room and conservatory with garden views
- Three generously-proportioned bedrooms (including built-in wardrobes to bedroom three)
- Modern family bathroom with a white three-piece suite and an electric shower
- Private rear garden with large lawn and raised decked seating area









Floor 0



Floor 1

Approximate total area⁽¹⁾

90.9 m²

977 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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