

16 Westcliffe Avenue, Gedling - NG4 4HQ Guide Price £230,000









## 16 Westcliffe Avenue

Gedling, Nottingham

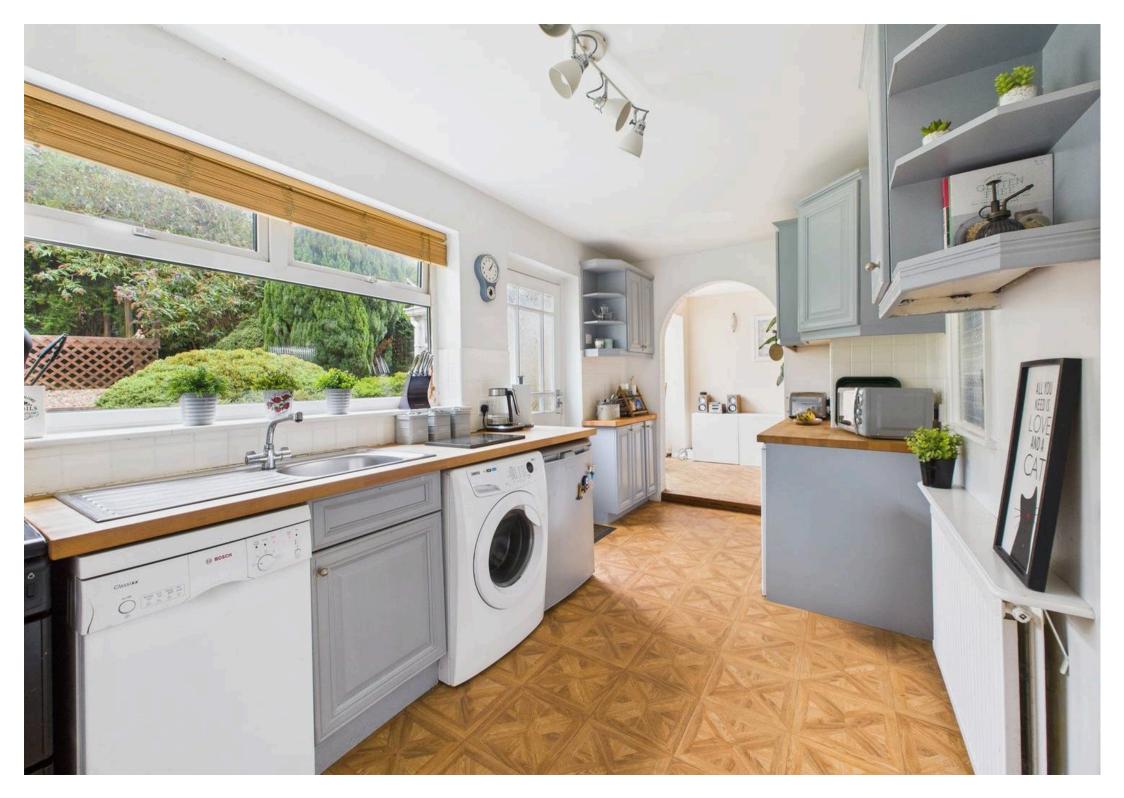
Well-presented 3-bed semi-detached home within easy reach of local amenities, schools & Gedling Country Park! Lounge, open plan breakfast room/conservatory, kitchen & bathroom plus a generous garden!
Council Tax band: B

Tenure: Freehold

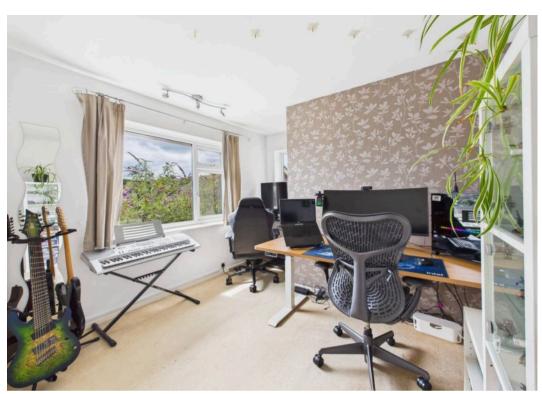
**EPC Energy Efficiency Rating: D** 

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 threepiece suite and an electric shower
- Private rear garden with large lawn and raised decked seating area













## Floor 0



(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.

GIRAFFE360

## Approximate total area<sup>(1)</sup> 90.9 m<sup>2</sup>

DavidJames the estate agent

977 ft<sup>2</sup>



## **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.