



18 Avon Road, Gedling – NG4 4JU

Guide Price **Guide Price £325,000**





18 Avon Road

Gedling, Nottingham

GUIDE PRICE £325,000 2 bed detached bungalow within walking distance of shops, buses and Gedling's amenities. Spacious lounge/diner, modern kitchen, conservatory and good-sized garden!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached bungalow within walking distance of shops, bus links and Gedling's amenities
- Welcoming entrance hallway with convenient downstairs WC
- Bright and spacious lounge/dining room with feature bay window and electric fireplace
- Breakfast kitchen with shaker style kitchen units with a range of integrated appliances
- Two good-sized double bedrooms (both with built-in wardrobes, main bedroom with additional fitted wardrobes)
- Good-sized utility room (potential to be re-instated as a third bedroom)
- Generously sized conservatory with views overlooking the rear garden
- White modern, fully tiled shower room with double width walk-in enclosure and electric shower
- Generously-sized private rear garden with patio area, lawn, established planting and summerhouse
- Integral garage, carport and good-sized driveway providing off street parking







Approximate total area⁽¹⁾

121.5 m²
1309 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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David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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