



19 Adbolton Avenue, Gedling – NG4 3NB

Guide Price **£300,000**

DavidJames
the estate agent



19 Adbolton Avenue

Gedling, Nottingham

GUIDE PRICE £300,000 - £325,000 Immaculately presented three-bed semi-detached home with versatile living space including two spacious reception rooms, stunning west facing landscaped garden & driveway providing off-street parking!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Superb semi-detached family home
- Immaculately-presented throughout
- Perfect purchase for families seeking convenient access to shops, buses and schools
- Welcoming sitting room with attractive feature fireplace
- Spacious rear aspect lounge/dining room with French doors
- Dual-aspect dining kitchen with a range of integrated appliances
- Three well-proportioned bedrooms (main bedroom with fitted wardrobes)
- First floor two-piece bathroom suite with an over-bath shower and separate WC
- Beautiful westerly-facing rear garden with covered pergola, patio and lawn
- Driveway providing ample off-street parking

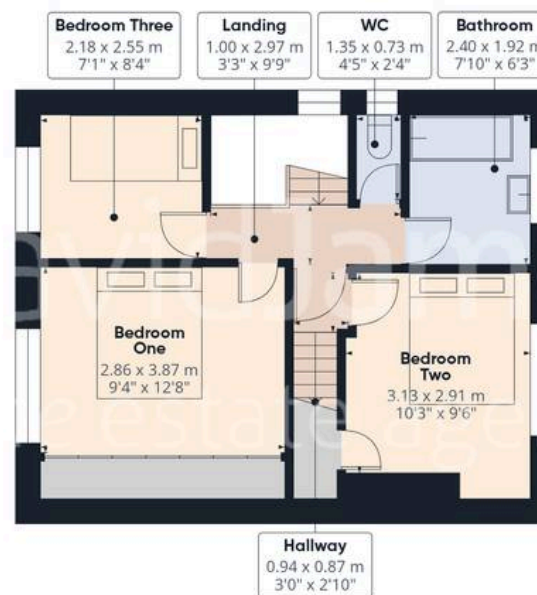




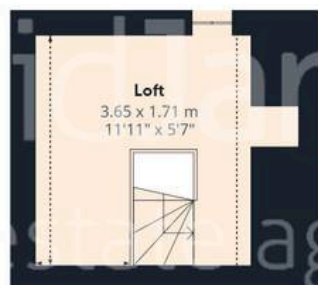




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

113.5 m²

1222 ft²

Reduced headroom

2.6 m²

28 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



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