



Phoenix Avenue  
Gedling, Nottingham NG4 4DR

A THREE BEDROOM, END OF TERRACE  
FAMILY HOME SITUATED IN GEDLING,  
NOTTINGHAM.

Offers In The Region Of

£175,000 - £180,000

0115 648 5485



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\*\* GREAT FOR FAMILIES \*\*

Robert Ellis Estate Agents are proud to present to the market this FANTASTIC THREE BEDROOM, END OF TERRACE FAMILY HOME situated in GEDLING, NOTTINGHAM.

The house is situated in Gedling which is a very popular location. It has easy access to transport links into surrounding towns and Nottingham City centre. It is close to schools, shops, a country park, and a golf course.

Upon entry, you are welcomed into the entrance hallway, lounge and kitchen with fitted units and dining space. Stairs leading to landing, first double bedroom, second double bedroom, third bedroom and family bathroom featuring a three piece suite.

To the front is an enclosed garden with laid to lawn and gated access into the tiered rear garden with laid to lawns.

Contact the office now to arrange your viewing before it is too late!



### Entrance Hallway

4'7" x 2'11" approx (1.4m x 0.9m approx)

UPVC glazed entrance door to the front elevation leading into the Entrance Hallway. Carpeted flooring. Wall mounted radiator. Ceiling light point. Carpeted staircase leading to the First Floor Landing. Internal door leading into the Lounge

### Lounge

12'1" x 20'11" approx (3.7m x 6.4m approx)

UPVC double glazed windows to the front and rear elevations. Carpeted flooring. Wall mounted radiators. Ceiling light points. Feature panelling to the walls. Internal doors leading into the Entrance Hallway and Kitchen

### Kitchen

12'1" x 20'11" approx (3.7m x 6.4m approx)

UPVC double glazed windows to the rear and side elevations. Vinyl flooring. Partially tiled walls. Wall mounted radiator. Recessed spotlights to the ceiling. Range of wall base and drawer units incorporating worksurfaces above. Breakfast bar with ample seating space. Stainless steel double sink and drainer unit with dual heat tap above. Integrated oven. 4 ring gas hob with extractor unit above. Space and plumbing for automatic washing machine. Space and plumbing for freestanding dishwasher. Space and point for freestanding fridge freezer. Built-in under the stairs storage cupboard (1.4m x 1.0m approx) UPVC double glazed door to the side elevation leading to the enclosed rear garden

### First Floor Landing

11'1" x 2'7" approx (3.4m x 0.8m approx)

Carpeted flooring. Wall mounted radiator. Ceiling light point. Loft access hatch. Built-in under the stairs storage cupboard (0.8m x 0.7m approx) Internal door leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

12'1" x 11'9" approx (3.7m x 3.6m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Feature panelling to the wall. Built-in storage cupboard (0.8m x 0.8m approx)

### Bedroom 2

8'10" x 13'9" approx (2.7m x 4.2m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 3

6'10" x 11'9" approx (2.1m x 3.6m approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Family Bathroom

5'10" x 5'2" approx (1.8m x 1.6m approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Fully tiled walls. Wall mounted towel radiator. Recessed spotlights to the ceiling. Modern 3 piece suite comprising of a P Shaped bath with waterfall shower head above, wall mounted vanity hand wash basin with dual heat tap and a WC

### Front of Property

To the front of the property there is a low maintenance front garden with laid to lawn, shrubbery and hedging surrounding. Secure gated access to the rear of the property. On road parking

### Rear of Property

To the rear of the property there is an enclosed tiered rear garden with a patio area, steps leading to laid to lawn areas, shrubbery and a small patio area. Space for shed. Fencing surrounding

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

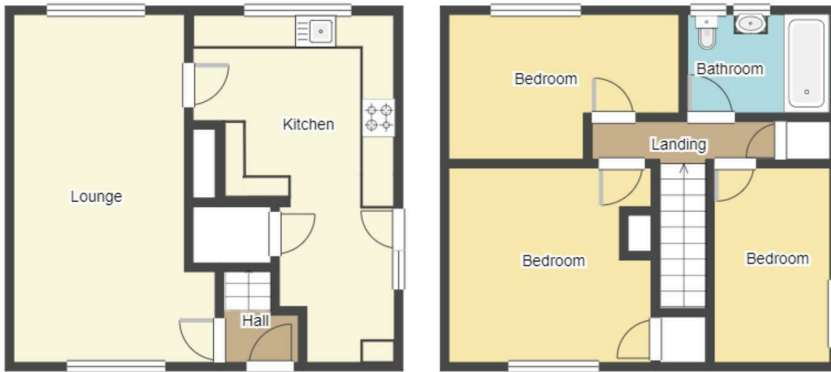
Non-Standard Construction: Yes

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.