



19 Poole avenue, Gedling, Nottingham, NG4 4ND

Price Guide £300,000

- Nearly New Three Bedroom Detached House
- Large Lounge and Kitchen/Diner
- Master Bedroom with Ensuite
- Driveway and Garage
- GUIDE PRICE £300,000 - £325,000
- Well Presented Throughout
- Downstairs W.C
- Low Maintenance Rear Garden
- Pleasant Estate Development in Gedling

# 19 Poole avenue, Nottingham NG4 4ND

GUIDE PRICE £300,000 - £325,000 - Nearly new spacious three bedroom detached house. Situated on a modern estate in Gedling. The accommodation comprises; Lounge, Kitchen/Diner, Downstairs W.C, Three Bedrooms, Bathroom and Ensuite. Large Driveway and Garage. Low maintenance rear garden.



Council Tax Band: D



#### Entrance Hall

Doors to the Lounge, Kitchen/Diner and W.C. Stairs to the first floor.

#### Lounge

Media wall. Windows to the front and side.

#### Kitchen/Diner

Tiled flooring. French doors to the rear elevation. A range of base and wall units with integrated oven and extractor. Cupboard housing the gas boiler. Window to the rear elevation.

#### Downstairs W.C

Window to the side elevation. Low level flush toilet. Sink.

#### First Floor Landing

Doors to all Bedrooms and the Bathroom.

#### Master Bedroom

Window to the rear. Door to the ensuite.

#### Ensuite

With double shower. Low level flush toilet. Sink. Window to the rear.

#### Bedroom Two

Window to the front.

#### Bedroom Three

Window to the front.

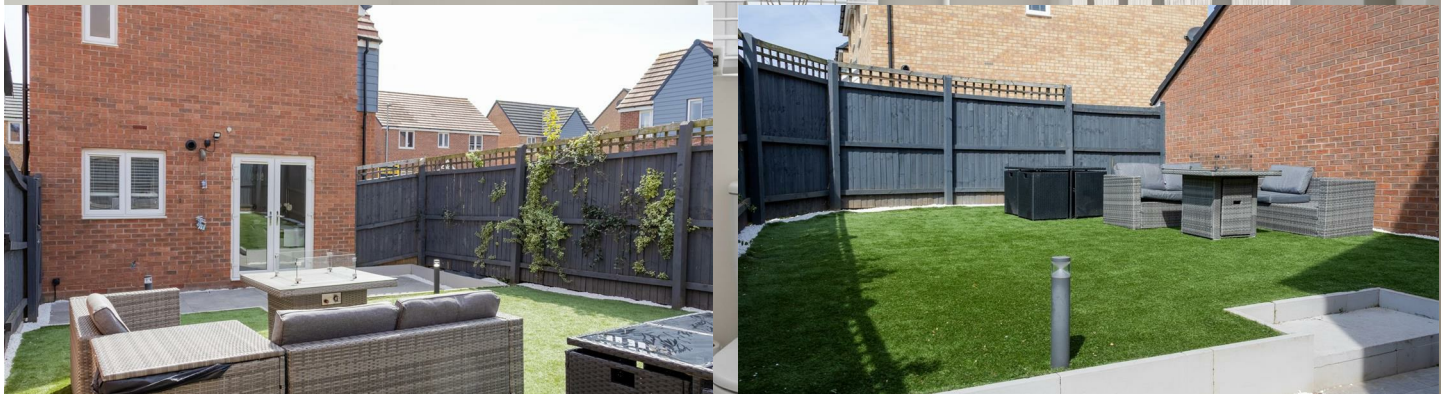
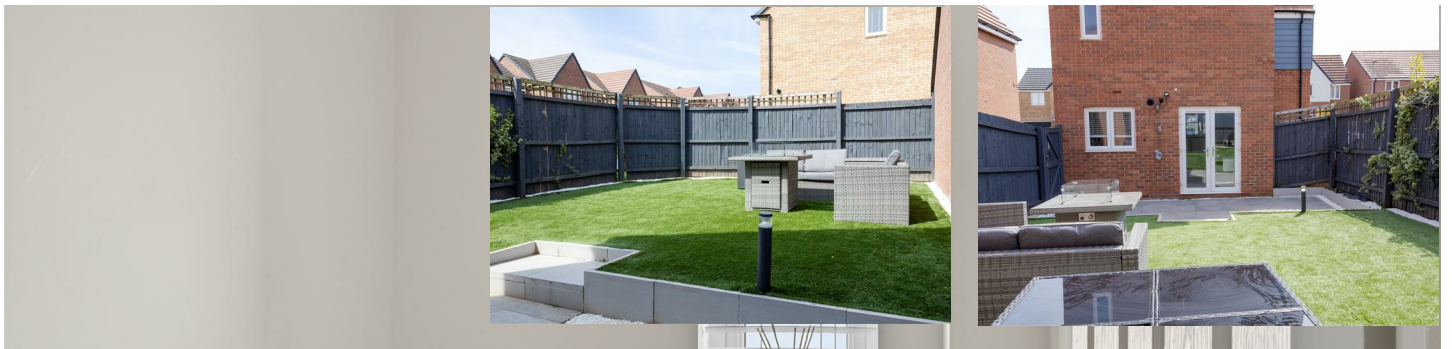
#### Bathroom

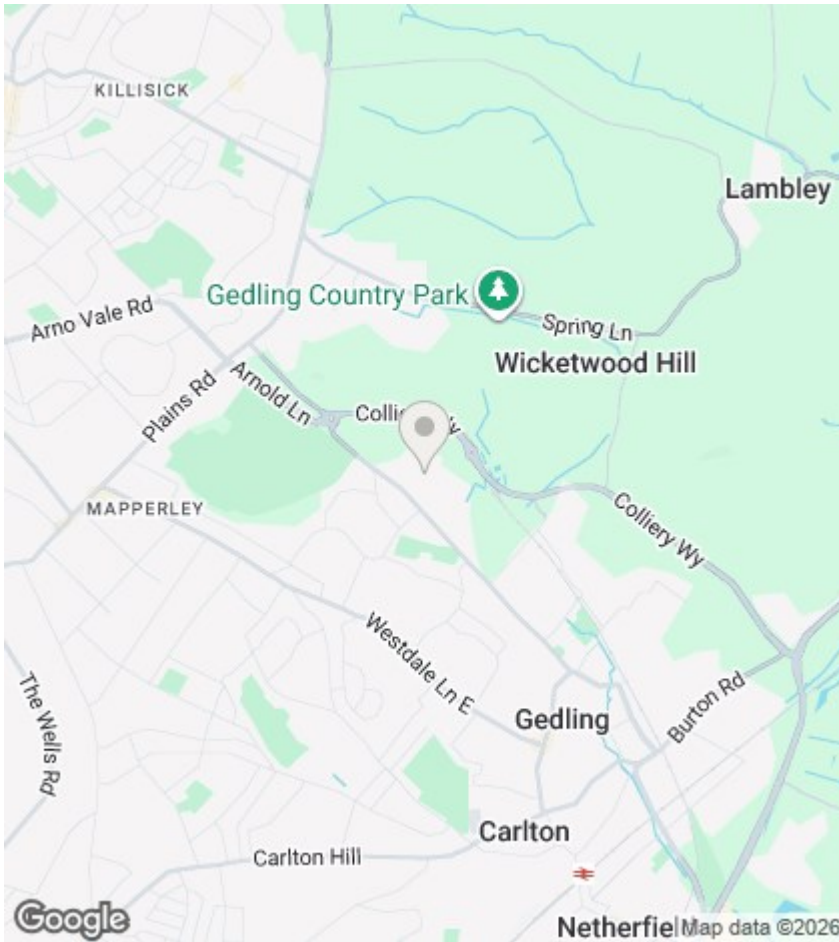
Panelled bath. Sink. Toilet. Window to the side.

#### Exterior

Driveway down the right hand side of the property leading to the garage. Rear garden with artificial grass.







## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			95
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approximate Gross Internal Area  
851 Sq.ft. (79.14 sq.m.)

