

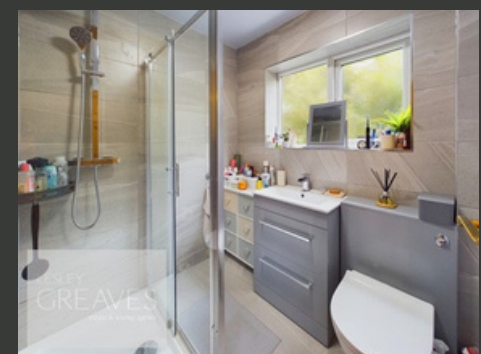


£130,000-£140,000

Guide Price

**SHEARING CLOSE
GEDLING**

- FIRST FLOOR MAISONETTE
- TWO BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN SHOWER ROOM
- GARDEN
- GARAGE
- EPC C



First-Floor Two-Bedroom Maisonette in Prime Location

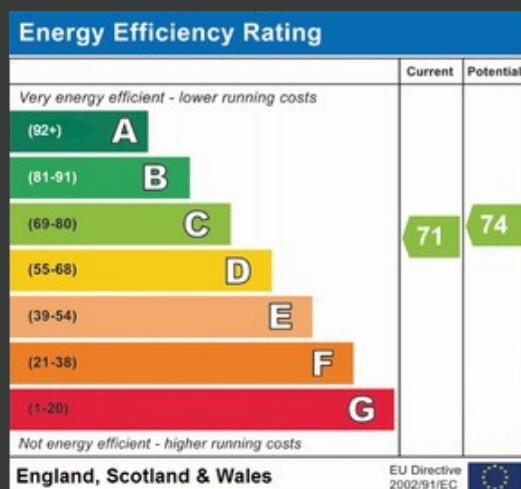
UPON ENTERING THE PROPERTY, YOU ARE WELCOMED BY AN ENTRANCE AREA WITH STORAGE AND STAIRS LEADING TO THE FIRST FLOOR. THE SPACIOUS HALLWAY OFFERS ACCESS TO ALL ROOMS, INCLUDING A GENEROUSLY PROPORTIONED LIVING AND DINING AREA, WHICH PROVIDES AMPLE SPACE FOR BOTH RELAXATION AND ENTERTAINING. THE WELL-APPOINTED KITCHEN IS EQUIPPED WITH PLENTY OF ADDITIONAL STORAGE AND HAS ROOM FOR FREESTANDING APPLIANCES.

BOTH BEDROOMS ARE COMFORTABLE DOUBLES, EACH BENEFITING FROM BUILT-IN WARDROBES, OFFERING EXCELLENT STORAGE OPTIONS. THE MODERN SHOWER ROOM HAS BEEN TASTEFULLY DESIGNED AND FEATURES A THREE-PIECE SUITE.

EXTERNALLY, THE PROPERTY BOASTS A PRIVATE GARDEN AT THE REAR, OFFERING A PEACEFUL OUTDOOR SPACE PERFECT FOR RELAXATION. ADDITIONALLY, A GARAGE IN A SEPERATE BLOCK IS INCLUDED, PROVIDING SECURE PARKING AND EXTRA STORAGE SPACE, ENHANCING THE CONVENIENCE OF THE PROPERTY.

THIS MAISONETTE IS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS, YOUNG PROFESSIONALS, OR THOSE LOOKING TO DOWNSIZE, ALL WITHIN A POPULAR AND CONVENIENT LOCATION.

- LEASEHOLD
- COUNCIL TAX; BAND A LOCAL
- AUTHORITY; NOTTINGHAM CITY COUNCIL
- MEASUREMENTS; 60 SQ METERS

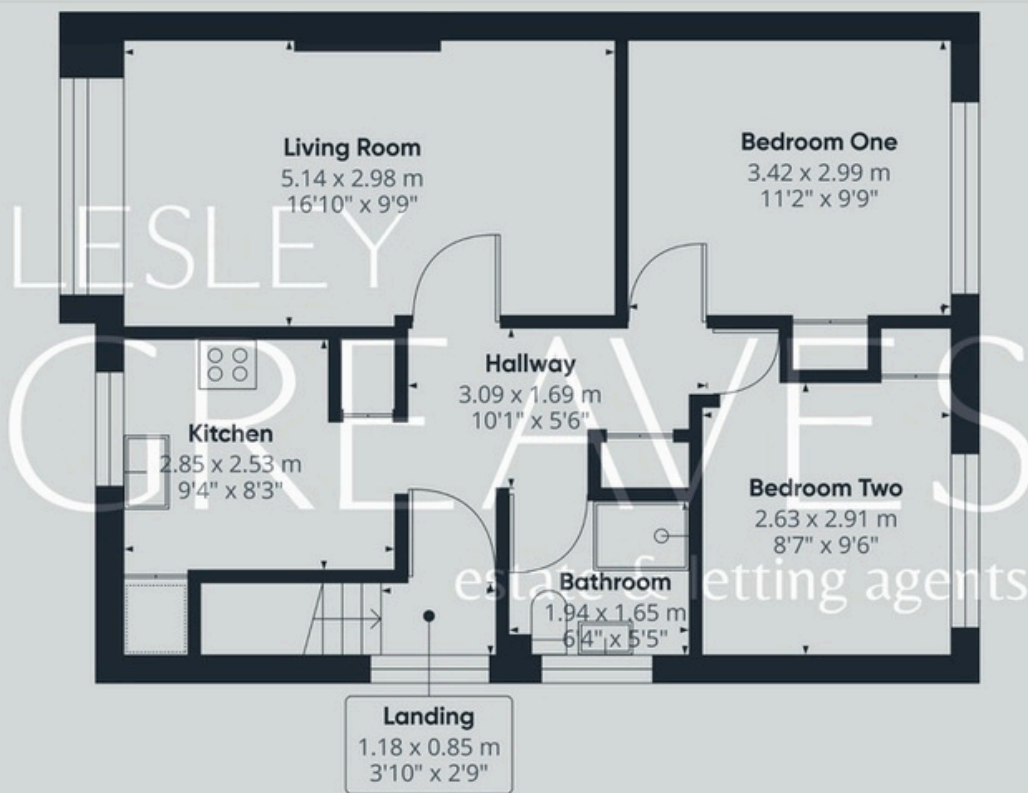




THE LEASE RUNS FOR 999 YEARS FROM 3RD
DECEMBER 1971.

THERE IS A YEARLY GROUND RENT CHARGE OF
£15.00.

PURCHASERS ARE TO ENSURE THE
INFORMATION IS CORRECT AND UP TO DATE
PRIOR TO BUYING THE PROPERTY.



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