



£230,000-£250,000

Guide Price

SHAW GARDENS
GEDLING

- THREE STOREY
- THREE BEDROOMS
- MASTER BEDROOM ENSUITE
- DINING KITCHEN
- DOWNSTAIRS WC
- GARAGE
- EPC C



Modern Three-Storey End Townhouse in a Cul-de-Sac Location

THIS MODERN THREE-STOREY END TOWNHOUSE IS SITUATED IN A CUL-DE-SAC WITHIN A SMALL, SOUGHT-AFTER DEVELOPMENT, OFFERING PROXIMITY TO SCHOOLS AND VARIOUS LOCAL AMENITIES.

THE PROPERTY OPENS TO AN ENTRANCE HALLWAY WITH STAIRS TO THE FIRST FLOOR AND A DOOR LEADING TO THE LIVING ROOM. FROM THE LIVING ROOM, THERE IS ACCESS TO A SPACIOUS DINING KITCHEN, WHICH INCLUDES A DOWNSTAIRS WC, PATIO DOORS OPENING TO THE REAR GARDEN, AND SPACE FOR A DINING TABLE AND FREESTANDING APPLIANCES.

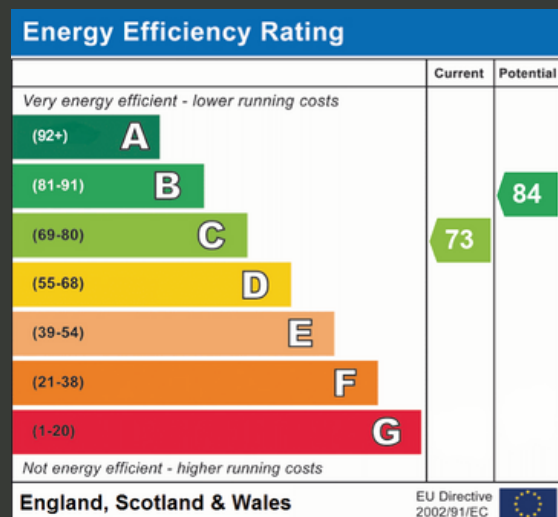
THE FIRST FLOOR FEATURES TWO BEDROOMS AND A FAMILY BATHROOM, COMPLETE WITH A MIXER SHOWER OVER THE BATH. THE SECOND FLOOR IS DEDICATED TO THE MASTER BEDROOM SUITE, WHICH INCLUDES FITTED WARDROBES AND AN EN-SUITE SHOWER ROOM.

THE REAR GARDEN BOASTS A SPACIOUS PATIO AREA AND CONVENIENT GATED ACCESS. THE PROPERTY ALSO BENEFITS FROM A GARAGE AT THE REAR OF THE PROPERTY.

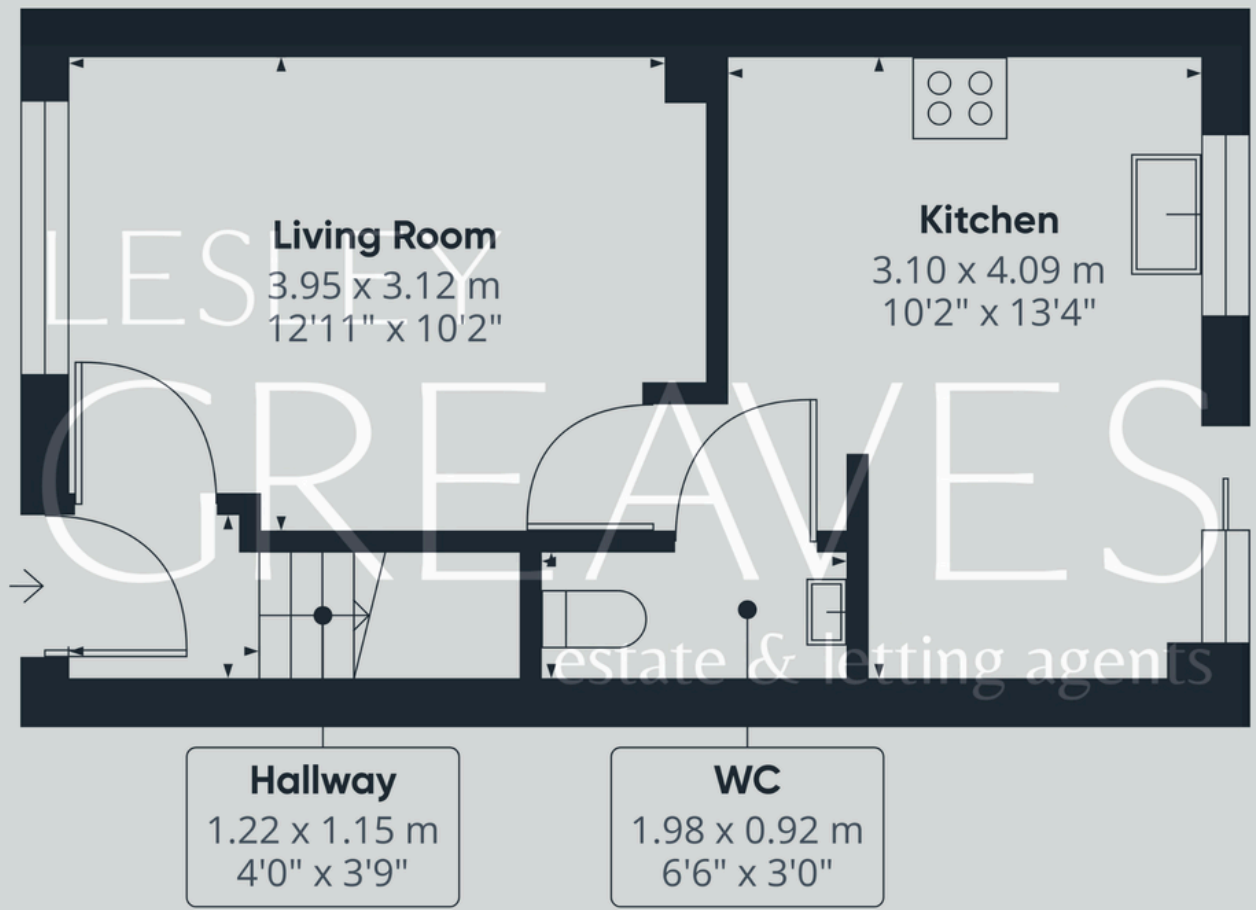
GEDLING IS A POPULAR AND WELL-ESTABLISHED RESIDENTIAL AREA WITH EXCELLENT ACCESS TO SCHOOLS, SHOPS, PUBS, RESTAURANTS, PUBLIC TRANSPORT, AND LEISURE FACILITIES. THE AREA IS ALSO KNOWN FOR ITS SCENIC COUNTRY PARK, WHICH FEATURES A PLAY AREA AND CAFÉ.

LEASE FOR GARAGE - 999 YEARS FROM 1ST SEPTEMBER 2005

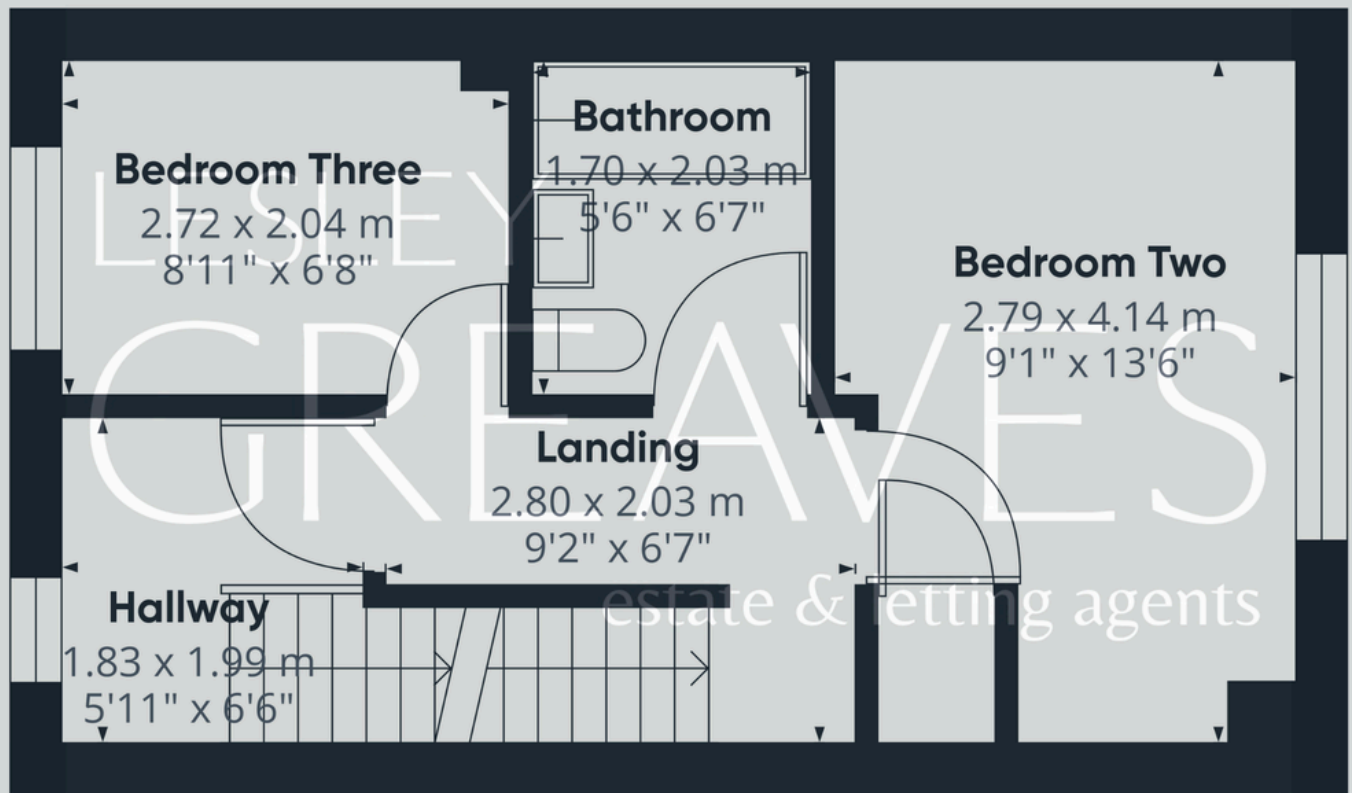
- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 88 SQM







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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