



## 12 Shearing Close, Gedling, Nottingham, NG4 3GJ

Asking Price £125,000

- Spacious Two Bedroom Maisonette
- Two Double Bedrooms
- Garden
- Situated On The Ground Floor
- No Upward Chain
- Garage in a Block
- Open Plan Lounge/Diner
- Shower Room
- Great Investment Property

Directions

Viewings

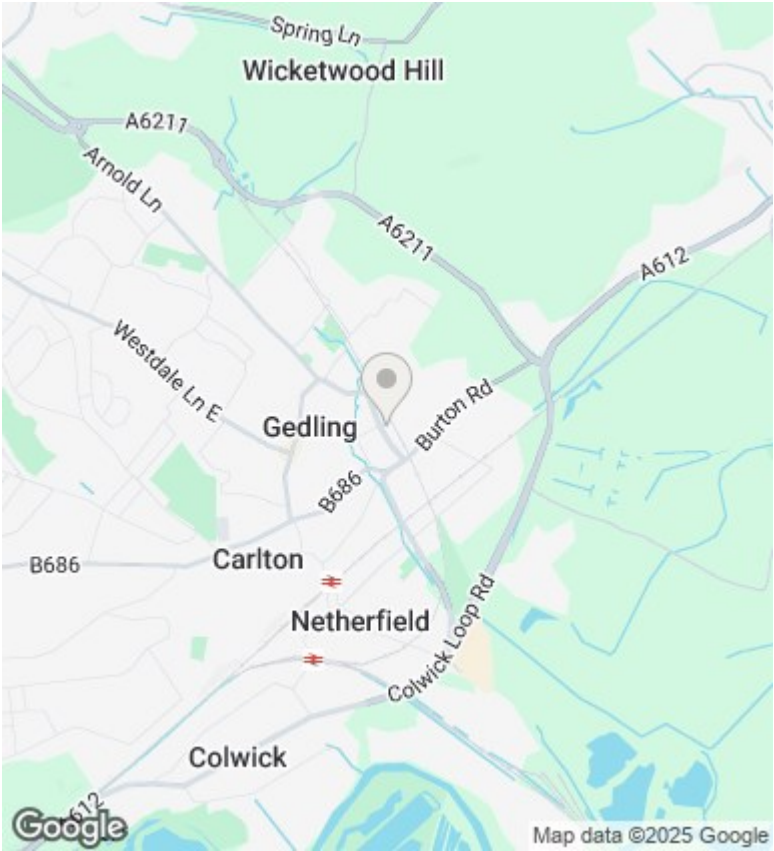
Viewings by arrangement only. Call 01159625003 to make an appointment.

Council Tax Band

C

EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 