



£140,000

SHEARING CLOSE GEDLING

- GROUND FLOOR MASIONETTE
- TWO BEDROOMS
- LIVING ROOM
- BATHROOM
- GARAGE IN SEPARATE BLOCK
- EPC C





Two Bedroom Ground Floor Maisonette

THIS TWO-BEDROOM GROUND-FLOOR MAISONETTE OFFERS SPACIOUS AND WELL-PROPORTIONED ACCOMMODATION, INCLUDING A GENEROUS LIVING ROOM, FITTED KITCHEN AND GARAGE SITUATED IN A SEPARATE BLOCK. LOCATED IN A POPULAR RESIDENTIAL AREA OF GEDLING, THE PROPERTY IS IDEALLY SUITED TO FIRST-TIME BUYERS, INVESTORS OR THOSE LOOKING TO DOWNSIZE.

UPON ENTERING THE PROPERTY, YOU ARE WELCOMED INTO AN ENTRANCE HALLWAY WITH USEFUL STORAGE AND ACCESS TO ALL OF THE ACCOMMODATION.

THE GENEROUSLY PROPORTIONED LIVING ROOM PROVIDES PLENTY OF SPACE FOR BOTH COMFORTABLE SEATING AND A DINING AREA, CREATING A VERSATILE ROOM IDEAL FOR RELAXING AND ENTERTAINING. THE FITTED KITCHEN OFFERS A RANGE OF WALL AND BASE UNITS WITH WORK SURFACES, SPACE FOR FREESTANDING APPLIANCES.

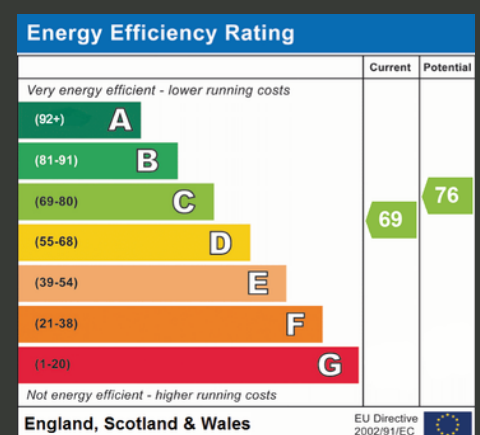
THERE ARE TWO WELL-PROPORTIONED BEDROOMS, BOTH BENEFITING FROM USEFUL STORAGE. THE SPACIOUS MAIN BEDROOM FEATURES AN EXCELLENT RANGE OF FITTED WARDROBES, WHILE BEDROOM TWO WOULD ALSO WORK WELL AS A GUEST BEDROOM OR HOME OFFICE. THE BATHROOM IS FITTED WITH A THREE-PIECE SUITE COMPRISING A BATH, WASH HAND BASIN AND WC.

EXTERNALLY, THE PROPERTY BENEFITS FROM A GARDEN AREA, PROVIDING SPACE FOR PLANTING AND OUTDOOR SEATING. A GARAGE SITUATED WITHIN A SEPARATE BLOCK PROVIDES USEFUL PARKING OR ADDITIONAL STORAGE.

THERE IS A YEARLY GROUND RENT CHARGE OF £15.00

LENGTH OF LEASE 999YRS STARTED 03/12/1971 REMAINING 944YRS

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 54 SQ METERS





Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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