



18 Shearing Close, Gedling, Nottingham, NG4 3GJ

Asking Price £140,000

- Ground Floor Maisonette
- Large Lounge/Diner with Oak Flooring
- No Upward Chain
- Great Location
- Two Double Bedrooms
- Kitchen with a range of appliances
- Low Maintenance Garden
- Garage En-Bloc

18 Shearing Close, Nottingham NG4 3GJ

Spacious and Well Presented Two Bedroom ground floor maisonette. Situated in the sought after Gedling area of Nottingham. Accommodation comprises; Large Lounge/Diner, Two Double Bedrooms, Kitchen and Bathroom. Low maintenance garden area to the front. uPVC double glazing and a gas boiler. No Upward Chain.



Council Tax Band: A



Entrance Hall

Doors to both Bedrooms, the Kitchen and Bathroom.

Lounge

16'2 x 10'2

Oak wood flooring. Window to the front. Feature fire place.

Kitchen

10'10 x 7'3 max

A range of base and wall units. Window to the front.

Master Bedroom

11'7 x 10'10

Window to the rear. Built in wardrobes.

Bedroom

7'11 x 9'8

Window to the rear. Built in wardrobe.

Bathroom

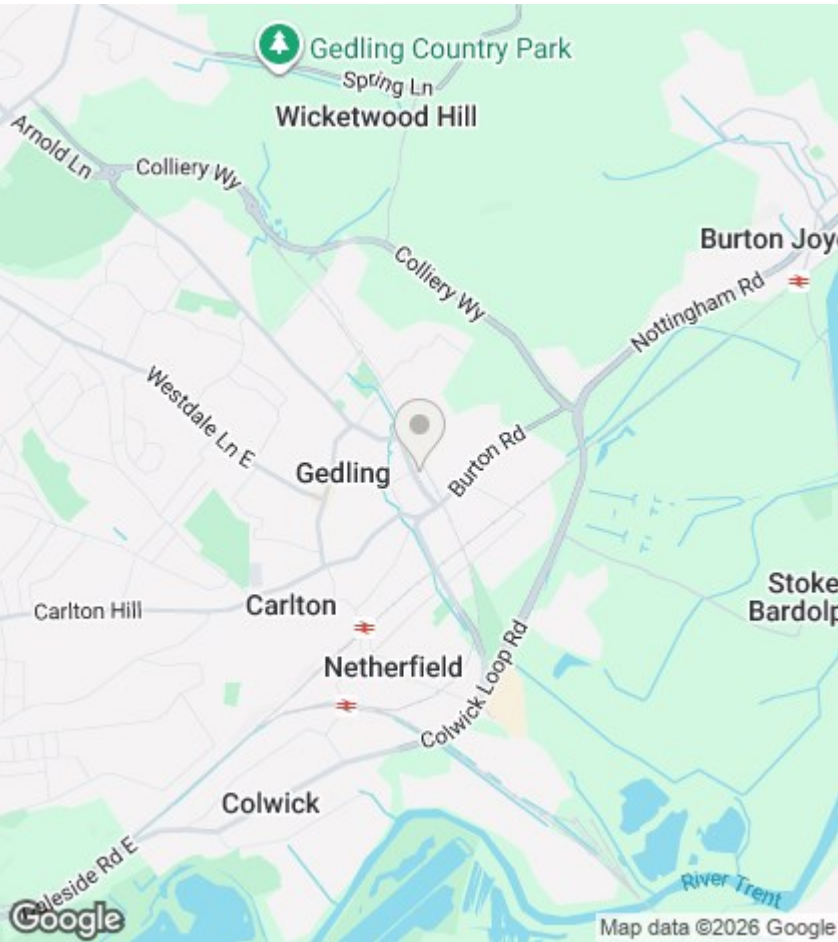
Sink. Toilet and bath with shower over. Window to the side elevation.

Exterior

Garden to the front.

Garage

Garage in a block with a parking space in front.



Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	