



15 Shearing Close, Gedling, NG4 3GJ

£125,000





# 15 Shearing Close Gedling, NG4 3GJ

- First floor maisonette
- Two double bedrooms
- Newly decorated throughout
- Cul-de-sac location
- Modern kitchen & shower room
- Spacious lounge diner

A well-presented and recently redecorated first-floor maisonette with a single garage in a block and an enclosed low-maintenance enclosed graveled rear garden! Two double bedrooms, a modern kitchen and a shower room. UPVC double glazing, gas central heating with a combination boiler. For sale with NO UPWARD CHAIN!

£125,000



## Entrance Hallway

Ground floor hallway with UPVC double-glazed side entrance door, radiator, base cupboards housing the water meter and stairs to the main first floor landing.

## Landing

With multiple ceiling downlights, loft hatch, built-in cloaks cupboard and a security intercom.

## Lounge Diner

With multiple ceiling downlights, UPVC double-glazed bow window to the front, laminate flooring and radiator.

## Kitchen

A range of wall and base units with wood effect worktops, inset stainless steel sink unit and drainer with tiled splashbacks and a glass decorative tiled border. Appliances consist of an integrated brushed steel trim electric oven, four-ring gas hob, matching extracted canopy, integrated dishwasher and fridge freezer. Plumbing for washing machine, over-stair cupboard housing the Baxi combination gas boiler and RCD board. Tiled floor and UPVC double-glazed front window.



### Bedroom 1

Loft accesses. built-in wardrobe, UPVC double-glazed rear window and radiator.

### Bedroom 2

Built-in wardrobe, UPVC double-glazed rear window and radiator.

### Shower Room

Consisting of a shower boarded corner cubicle with chrome main shower, semi pedestal wash basin with mosaic tiles surround and toilet with matching tiled surround. Slate coloured floor tiles, radiator, ceiling downlights and UPVC double-glazed side window.

### Outside

Towards the end of the cul-de-sac, take the right hand pedestrian path to the property. Shared pathway leads down the side of the property, with rear gated access leading to the rear enclosed gravelled garden with raised bed and a fence paneled perimeter.

### Material Information

TENURE: Leasehold

LEASE DETAILS: 999 years from 4th September 1972

GROUND RENT: £15.00 PA

SERVICE CHARGE: £ 0.00

COUNCIL TAX: Gedling Borough Council - Band A

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen cupboard

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

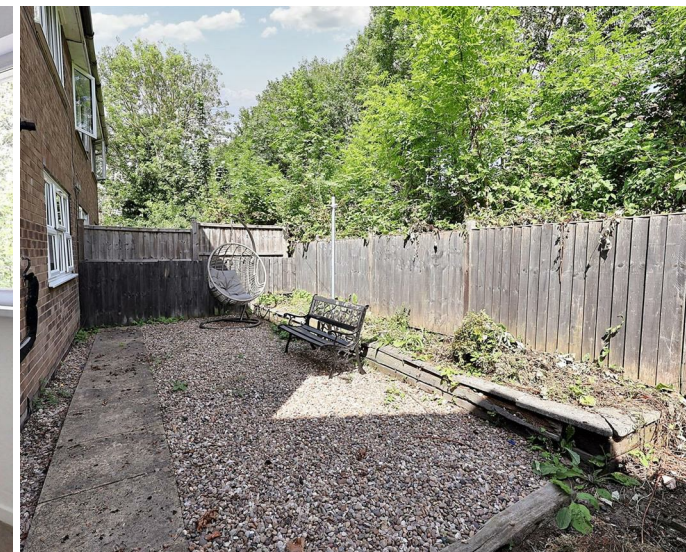
MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: yes

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.





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**ELECTRIC CAR CHARGING POINT:** not available.  
**ACCESS AND SAFETY INFORMATION:** stairs from the ground floor hall/lobby

**OTHER INFORMATION:**

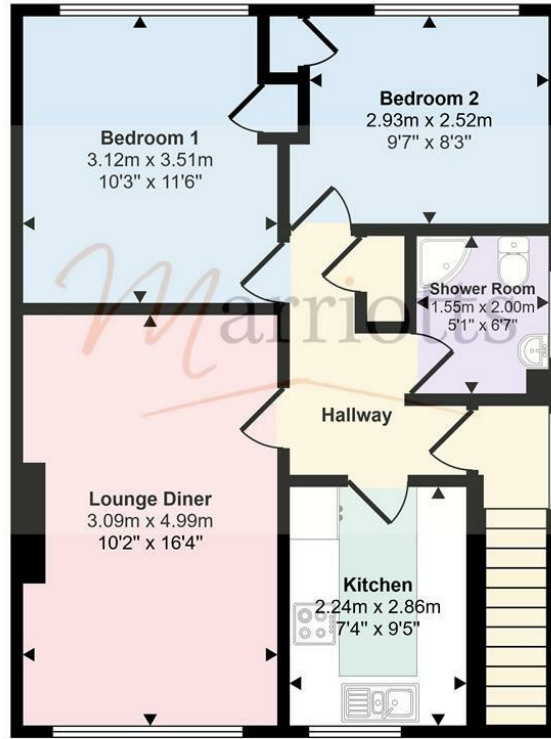
\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\*

Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.





Approx Gross Internal Area  
56 sq m / 604 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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