



## 11 Shaw Gardens, Gedling, Nottingham, NG4 2NY

### Price Guide £240,000

- Guide Price £240,000 - £260,000 Spacious Three Bedroom Mid Townhouse
- Downstairs W.C
- Dressing Room in Top Floor Suite
- Low Maintenance Rear Garden
- Quiet Residential Estate
- Well Presented Throughout
- Bathroom and En-Suite
- Good Size Bedrooms
- Allocated Parking Space
- No Upward Chain

# 11 Shaw Gardens, Nottingham NG4 2NY

Guide Price £240,000 - £260,000 - Superb Family Home. Three Bedroom Modern Mid Townhouse. Quiet Residential Estate. Accommodation comprises; Lounge, Kitchen/Diner, W.C, Three Good Size Bedrooms and Bathroom. Top Floor Suite Comprising Dressing Room and Ensuite. Allocated Parking Space. Rear Garden. No Upward Chain.



Council Tax Band: C



#### Entrance Hall

Staircase leading to the first floor landing, door leading through to the lounge.

#### Lounge

14'9 x 12'1

UPVC double glazed window to the front elevation, two wall mounted radiators, carpeted flooring, door leading through to the kitchen.

#### Kitchen/Diner

11'9 x 12'2

#### Downstairs W.C

Low level toilet. Wall mounted sink.

#### First Floor Landing

Doors to two bedrooms and the bathroom. Stairs to the top floor.

#### Bedroom

11'2 x 12'3

Window to the rear.

#### Bedroom

6'0 x 9'11

Window to the front.

#### Bathroom

6'0 x 6'6

Panelled bath. Sink and Toilet. Extractor.

#### Second Floor Landing

Doors to the Master Suite.

#### Bedroom

10'11 x 12'3

Windows to the rear. Built in wardrobes. Door to the ensuite.

#### Dressing Area

9'8 x 6'10

#### Ensuite

6'0 x 12'2

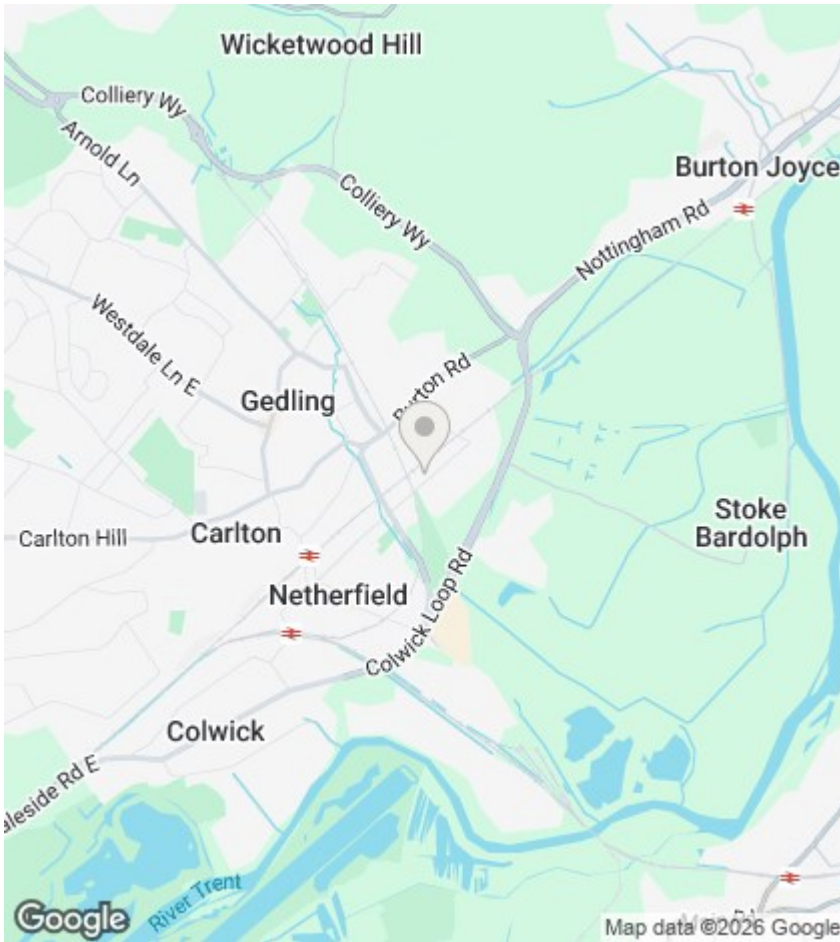
Window to the front elevation. Built in shower. Bath, sink and toilet.

#### Exterior

Paved patio area and lawned garden. One allocated parking space and various visitor spaces.







## 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 |                         | 90        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 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 |           |

