Emma Terry Homes

moving made personal



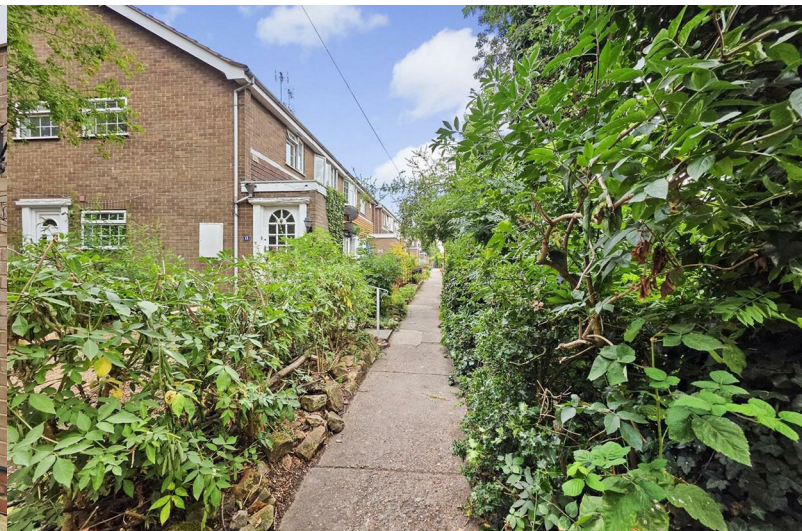
16 Shearing Close

Gedling, Nottingham, NG4 3GJ

Asking price £165,000

2 | 1 | 1 | C





16 Shearing Close, Gedling, Nottingham NG4 3GJ

Asking price £165,000

Situated in a popular residential location in Gedling, this well-presented two-bedroom ground floor maisonette offers spacious accommodation, a private outdoor terrace and the added benefit of a garage, making it an ideal first-time purchase, investment or home for those looking to downsize.

The accommodation comprises a welcoming entrance hall, a generous lounge, a fitted kitchen, two well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys a private terrace which has been thoughtfully utilised to create a wonderful low-maintenance outdoor space, perfect for relaxing, dining or entertaining. In addition, the property benefits from a garage, providing excellent storage or secure parking.

Conveniently located close to a range of local amenities, schools, transport links and Gedling Country Park, this fantastic home offers comfortable living in a well-connected location.

ENTRANCE HALL
Entrance door to property, doors through to Kitchen, Living room, Bedroom 1 and 2 and Bathroom.

KITCHEN
13'10" x 7'4" (4.22 x 2.26)
A variety of wall and base units, sink with mixer tap, built-in oven and induction hob with extractor fan, space for fridge/freezer, washing machine and dishwasher, a central heating radiator and UPVC double glazed window to side.

LIVING ROOM
16'8" x 10'1" (5.10 x 3.08)
A central heating radiator and UPVC half glazed French doors to side.

BEDROOM 1
11'5" x 13'3" (3.49 x 4.04)
A central heating radiator, built-in storage cupboard and UPVC double glazed window to side.

BEDROOM 2
9'3" x 9'2" (2.84 x 2.80)
A central heating radiator, built-in storage cupboard and UPVC double glazed window to side.

BATHROOM
Low level flush WC, wash hand basin with mixer tap, sit in bath with mixer tap and electric shower over, a heated towel rail and UPVC double glazed obscure window to front.

OUTSIDE
Outside, the property benefits from a private terrace which has been thoughtfully designed and fully utilised to create a delightful low-maintenance outdoor space, perfect for relaxing, al fresco dining or entertaining guests. The property also benefits from a garage, providing secure parking or excellent additional storage.











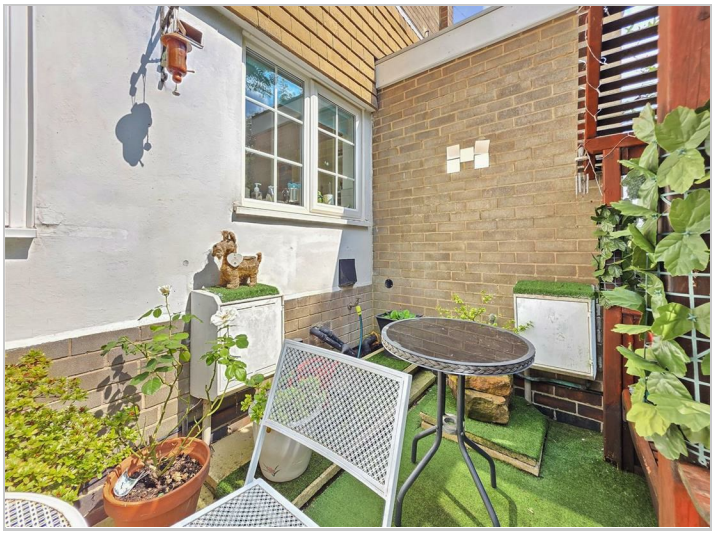




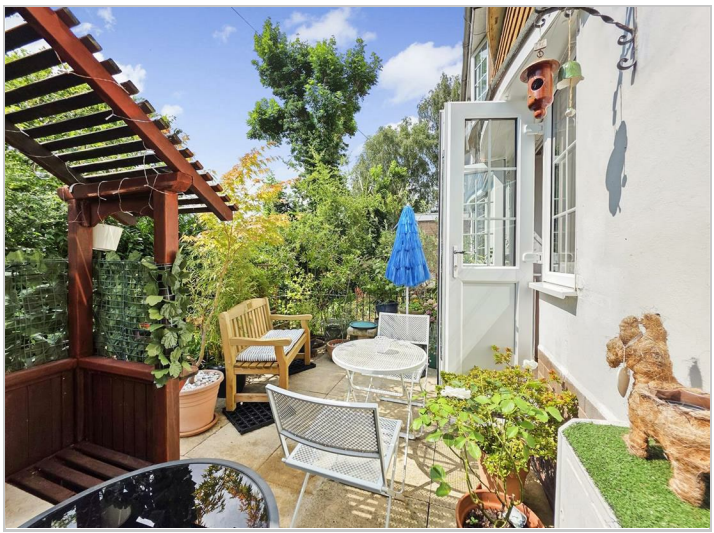



FLOWERS
&
GARDEN



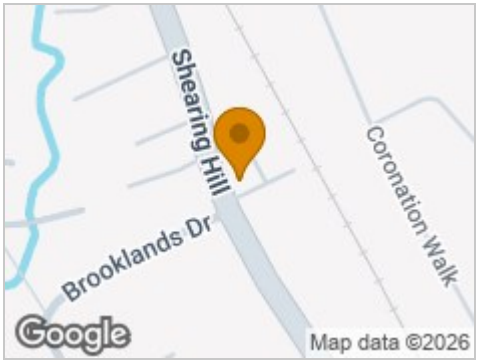








Road Map



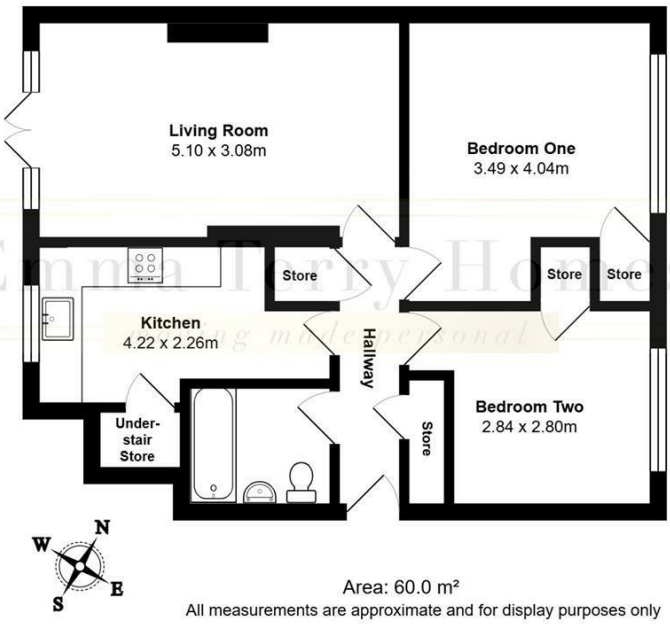
Hybrid Map



Terrain Map



16, Shearing Close, Gedling, NG4 3GJ



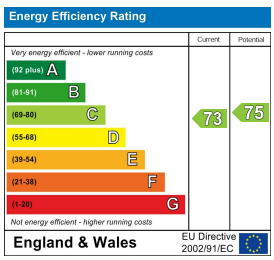
Area: 60.0 m²

All measurements are approximate and for display purposes only

Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0115 966 57 41 Email: emma@emmaterryhomes.co.uk https://www.emmaterryhomes.co.uk