



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

Asking Price £250,000

- 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

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

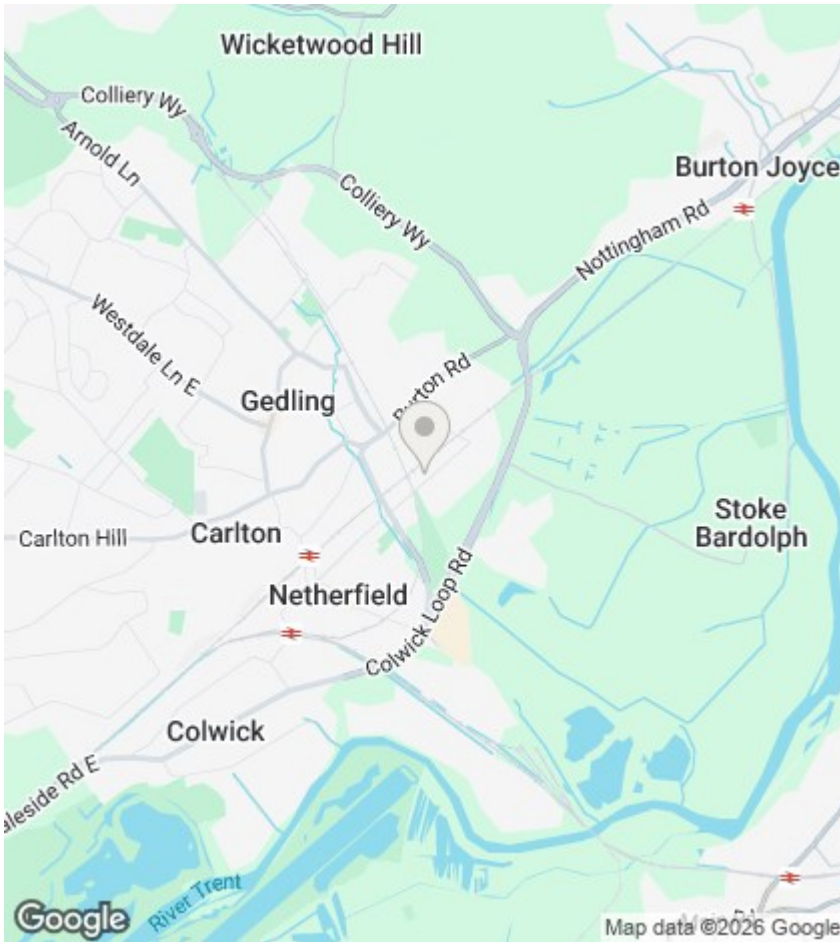
Window to the front elevation. Built in shower. Bath, sink and toilet.

#### 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

