

7 Shelford Road, Gedling - NG4 4HU

Guide Price £190,000 - £200,000

DavidJames
the estate agent







7 Shelford Road

Gedling, Nottingham

GUIDE PRICE £190,000 - £200,000 Well-presented 3 bed semi-detached in the ever popular Gedling! Spacious lounge, open-plan kitchen, southerly-facing garden plus a driveway with EV charging facility!
Council Tax band: B

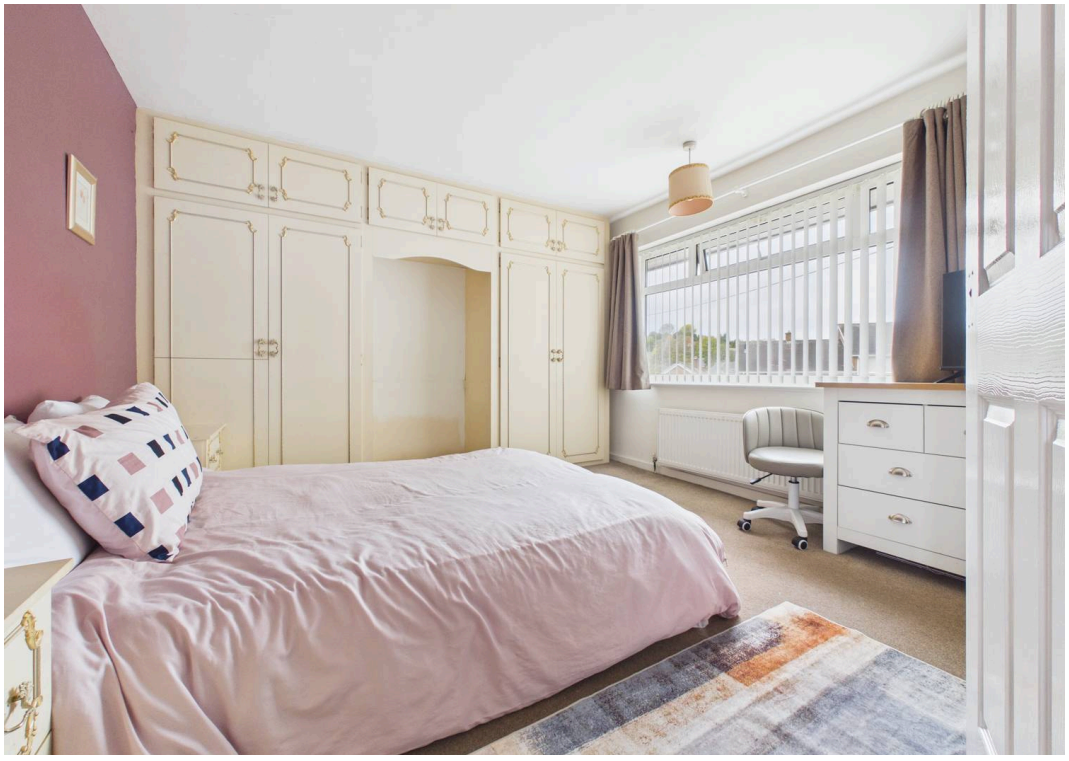
Tenure: Freehold

EPC Energy Efficiency Rating: C

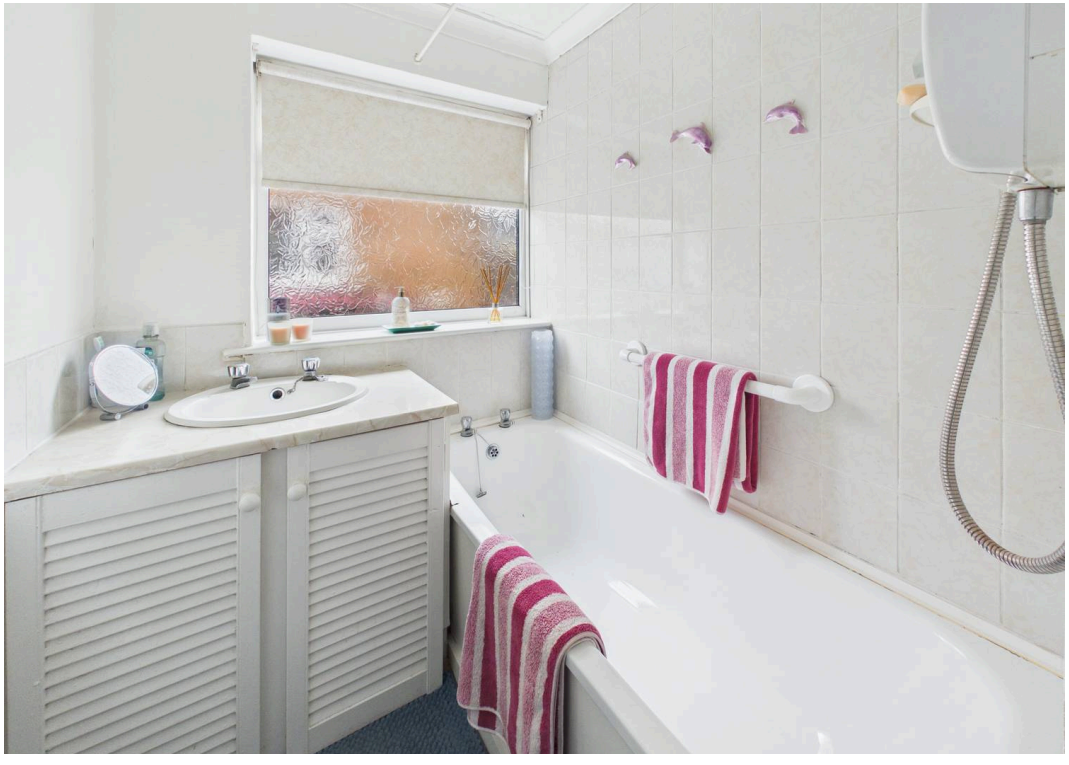
EPC Environmental Impact Rating: B

- Semi-detached family home in a popular Gedling location
- Close to local amenities, schools, Gedling Country Park and bus links into Nottingham city centre
- Ideal for families and first-time buyers alike
- Generous and neutrally-decorated lounge with patio doors
- Open-plan dining kitchen with white units and space for freestanding appliances
- Three bedrooms (two with fitted wardrobes)
- First floor bathroom with a separate WC
- Entrance hallway with stairs rising to the first floor
- Good-sized southerly facing rear garden with patio, lawn and well-stocked borders
- Tarmac driveway providing off-street parking and an electric car charger

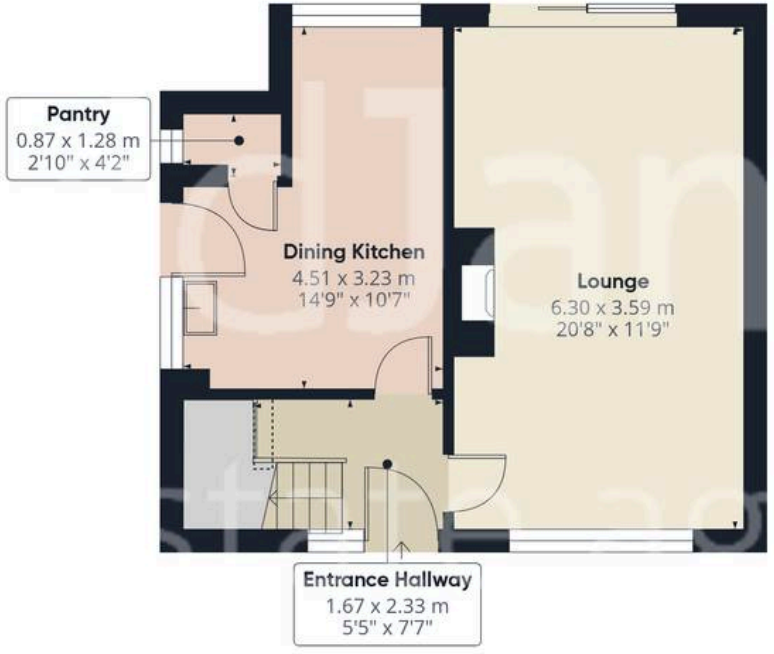












Floor 0



Floor 1



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Approximate total area(1)

82.1 m²

882 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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David James Estate Agents

David James Estate Agents, 45B Plains Road - NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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