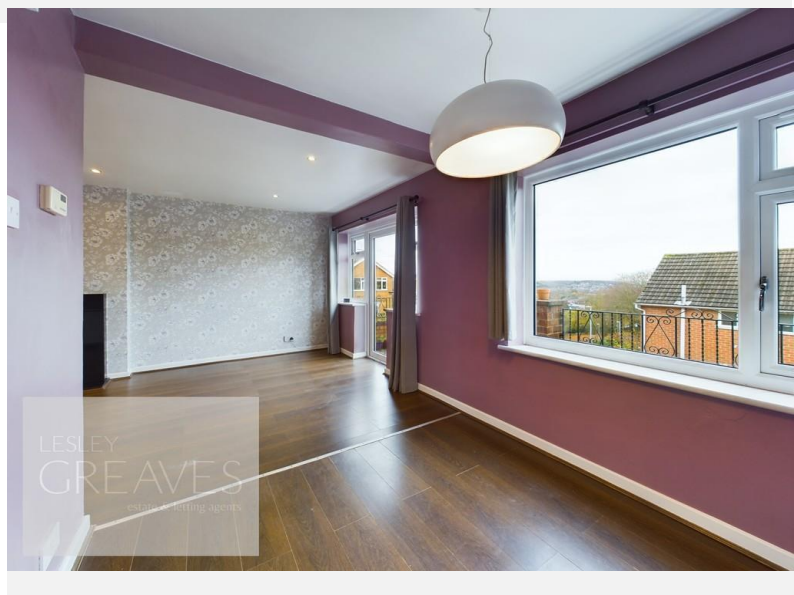




Guide Price £260,000

Shelford Road, Gedling, Nottingham NG4 4JS

EPC Rating D



A modern three bedroom detached family home on a corner plot offered for sale with no upward chain.

In brief the property has an entrance porch leading to the hallway giving access to the first floor and doors to the WC and living room.

The living room is a good size having patio doors to the veranda with views over Gedling, the living room opens to the dining room which leads to the modern kitchen this has a built in oven, hob, extractor hood, free standing dish washer and fridge freezer, there is also plumbing for a washing machine and door to the side.

To the first floor is the family bathroom with a white suite and electric shower, there are also three bedrooms, two of the bedrooms being double rooms.

The gardens are on a corner plot with a driveway to the side of the property leading to the integral garage and steps lead to the rear garden.

Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

HALLWAY 6' 8" x 6' 3" (2.05m x 1.92m)

WC 6' 3" x 3' 2" (1.93m x 0.99m)

LIVING/DINER 17' 0" x 10' 3" (5.19m measured to the maximum x 3.13m measured to the maximum)

KITCHEN 12' 2" x 8' 0" (3.71m x 2.45m)

BATHROOM 8' 10" x 4' 10" (2.70m x 1.48m)

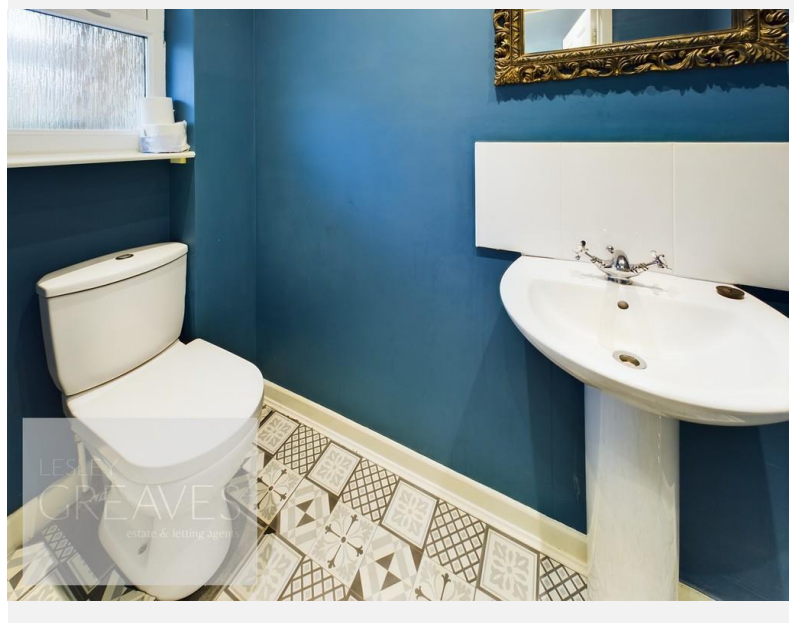
MASTER BEDROOM 11' 9" x 10' 2" (3.59m x 3.12m)

BEDROOM TWO 11' 6" x 10' 3" (3.51m x 3.14m)

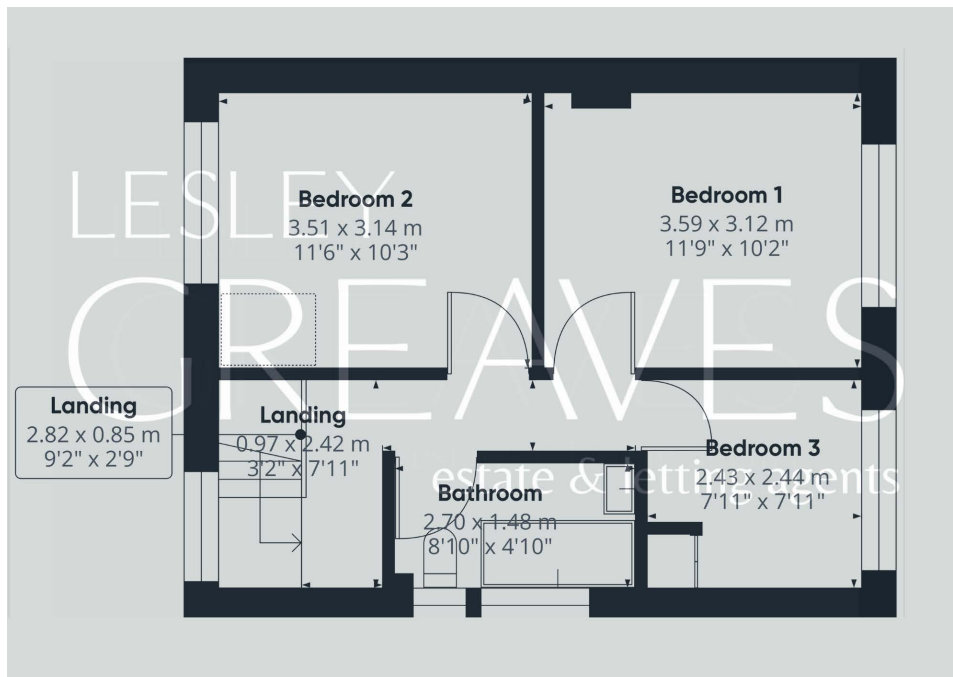
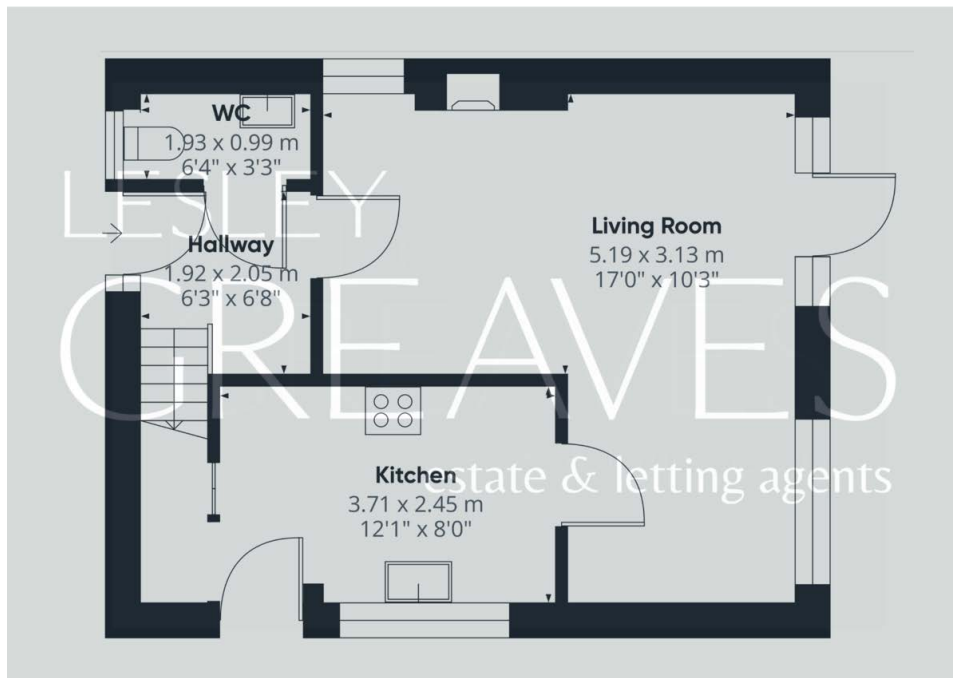
BEDROOM THREE 8' 0" x 7' 11" (2.44m x 2.43m)

- Freehold
- Council tax band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		







COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Company Registration Number: 5773186 | VAT Number: 917862296