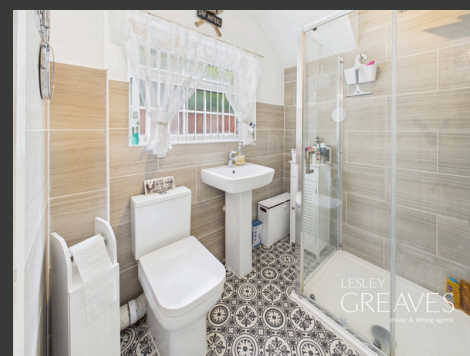


# £140,000

## SHEARING CLOSE GEDLING

- MODERN KITCHEN
- SHOWER ROOM
- TWO BEDROOMS
- GROUND FLOOR MAISONETTE
- GARAGE
- EPC C



## **Spacious Ground Floor Maisonette with Garage – Ideal First Home or Investment**

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS WELL-PRESENTED TWO-BEDROOM GROUND FLOOR MAISONETTE COMBINES GENEROUS LIVING SPACE, PRACTICAL FEATURES AND A GREAT LOCATION IN GEDLING.

THIS MAISONETTE IS PERFECT FOR FIRST-TIME BUYERS, DOWNSIZERS, OR INVESTORS.

STEP INSIDE TO A WELCOMING HALLWAY WITH WOOD-EFFECT FLOORING FLOWING THROUGHOUT MUCH OF THE HOME.

THE MODERN KITCHEN IS FITTED WITH SHAKER-STYLE CABINETRY, INCLUDES A USEFUL STORAGE CUPBOARD AND BENEFITS FROM INTEGRATED APPLIANCES INCLUDING A FRIDGE FREEZER, DISHWASHER AND WASHING MACHINE FOR ADDED CONVENIENCE.

THE SPACIOUS LOUNGE FEATURES A LARGE FRONT-FACING WINDOW, LAMINATE FLOORING AND A CHARMING FIREPLACE FOCAL POINT, PERFECT FOR RELAXING OR ENTERTAINING.

THERE ARE TWO WELL-PROPORTIONED BEDROOMS, BOTH DECORATED IN NEUTRAL TONES AND OFFERING AMPLE NATURAL LIGHT.

THE CONTEMPORARY SHOWER ROOM IS FITTED WITH STYLISH TILING, A WALK-IN SHOWER ENCLOSURE AND A CRISP WHITE SUITE.

EXTERNALLY, THE HOME BOASTS A GARDEN AREA, IDEAL FOR OUTDOOR SEATING AND OFF-ROAD PARKING IS AVAILABLE. A RARE BONUS IS THE GARAGE, PROVIDING SECURE PARKING OR VALUABLE STORAGE.

- LEASEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 57 SQ METERS

LENGTH OF LEASE 999YRS STARTED 10/12/1971 REMAINING 946YRS

THERE IS A YEARLY GROUND RENT CHARGE OF £15.00, PURCHASERS ARE TO ENSURE THIS INFORMATION IS CORRECT AND UP TO DATE PRIOR TO BUYING THE PROPERTY





| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 72      | 75                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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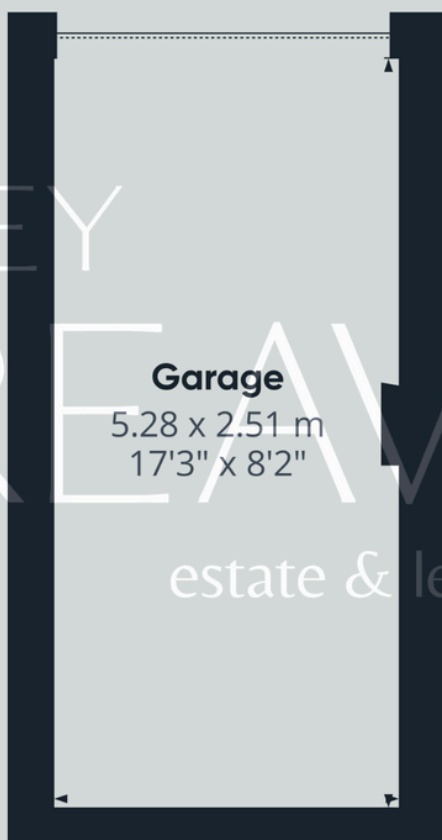


Floor 0 Building 1

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