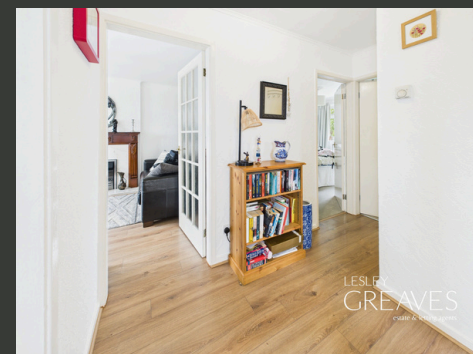




£140,000

SHEARING CLOSE GEDLING

- FIRST FLOOR MAISONNETTE
- TWO BEDROOMS
- SPACIOUS LOUNGE
- GARDEN
- GARAGE
- EPC D



First-Floor Two-Bedroom Maisonette in Prime Location

THIS WELL-PRESENTED MAISONETTE REPRESENTS AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS, YOUNG PROFESSIONALS, OR THOSE LOOKING TO DOWNSIZE, ALL SET WITHIN A POPULAR AND WELL-CONNECTED LOCATION.

UPON ENTERING THE PROPERTY, YOU ARE GREETED BY A WELCOMING ENTRANCE AREA WITH USEFUL STORAGE AND STAIRS LEADING TO THE FIRST FLOOR. A SPACIOUS HALLWAY PROVIDES ACCESS TO ALL ROOMS, INCLUDING A GENEROUSLY SIZED LOUNGE DEAL FOR RELAXING.

THE WELL-APPOINTED KITCHEN FEATURES A BUILT-IN STORAGE CUPBOARD AND AMPLE SPACE FOR FREESTANDING APPLIANCES, MAKING IT BOTH PRACTICAL AND FUNCTIONAL.

BOTH BEDROOMS ARE COMFORTABLE DOUBLES, EACH BENEFITING FROM BUILT-IN WARDROBES THAT OFFER EXCELLENT STORAGE SOLUTIONS. THE BATHROOM IS FITTED WITH A THREE-PIECE SUITE.

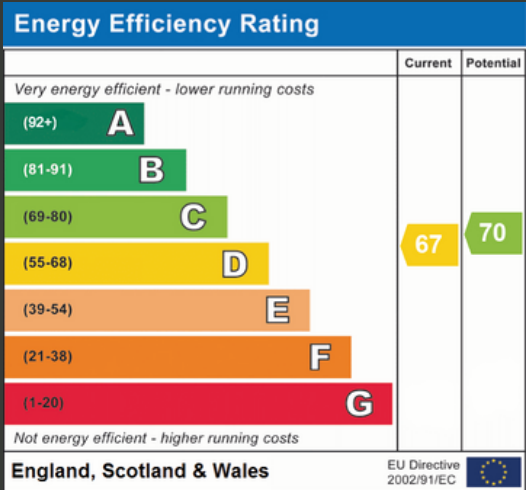
EXTERNALLY, THE PROPERTY ENJOYS A GARDEN, PROVIDING A PEACEFUL OUTDOOR SPACE PERFECT FOR UNWINDING. A GARAGE LOCATED IN A SEPARATE BLOCK ADDS FURTHER CONVENIENCE, OFFERING SECURE PARKING AND ADDITIONAL STORAGE.

VIEWING IS HIGHLY RECOMMENDED!

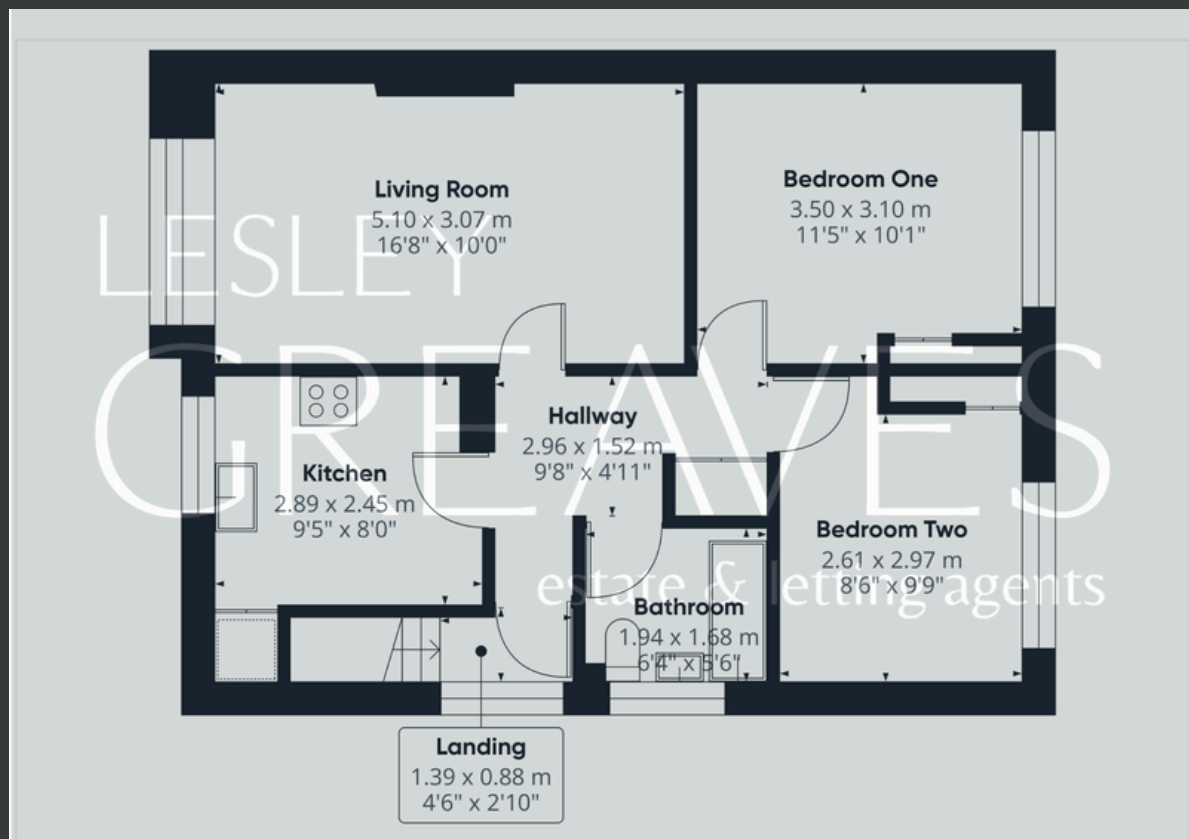
THE LEASE RUNS FOR 999 YEARS FROM 15TH NOVEMBER 1971
LEASE TERM REMAINING 946 YEARS

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

- LEASEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 54 SQ METERS







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