



# £235,000

OFFERS IN REGION OF

SHELFORD ROAD  
GEDLING

- SEMI DETACHED
- THREE BEDROOMS
- CONSERVATORY
- LOUNGE/DINER
- DRIVEWAY
- EPC TBC



## **Spacious Three-Bedroom Home in a Popular Location**

THIS THREE-BEDROOM HOME OFFERS GENEROUS LIVING SPACE AND EXCELLENT POTENTIAL FOR MODERNISATION, MAKING IT AN IDEAL PURCHASE FOR BUYERS LOOKING TO PUT THEIR OWN STAMP ON A PROPERTY. LOCATED IN A POPULAR AND CONVENIENT AREA, CLOSE TO SHOPS, SCHOOLS AND LOCAL BUS ROUTES.

THE ACCOMMODATION BEGINS WITH A PORCH LEADING INTO THE ENTRANCE HALLWAY, WHICH PROVIDES ACCESS TO A GROUND FLOOR WC, A PRACTICAL ADDITION FOR EVERYDAY LIVING. THE SPACIOUS LOUNGE/DINER IS BRIGHT AND VERSATILE, OFFERING AMPLE SPACE FOR BOTH RELAXING AND DINING. PATIO DOORS OPEN DIRECTLY INTO THE CONSERVATORY PROVIDING AN ADDITIONAL RECEPTION SPACE.

THE KITCHEN IS FITTED WITH A RANGE OF WALL AND BASE UNITS, OFFERING AMPLE STORAGE AND WORKTOP SPACE. A USEFUL PANTRY PROVIDES ADDITIONAL STORAGE AND A DOOR PROVIDING ACCESS TO THE SIDE OF THE PROPERTY.

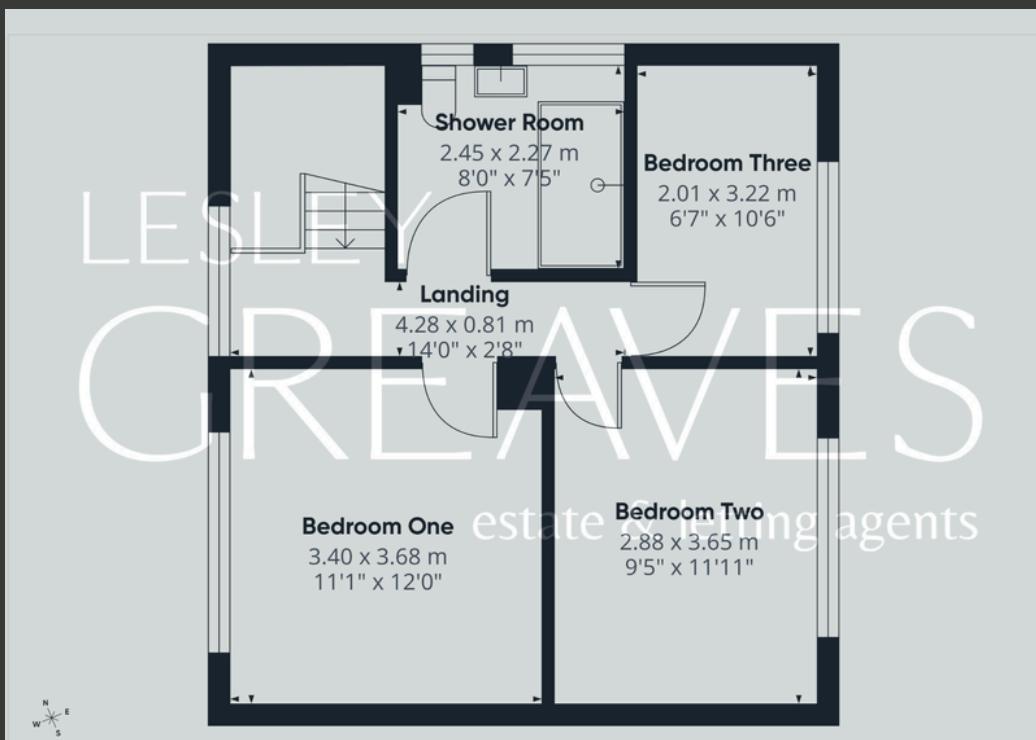
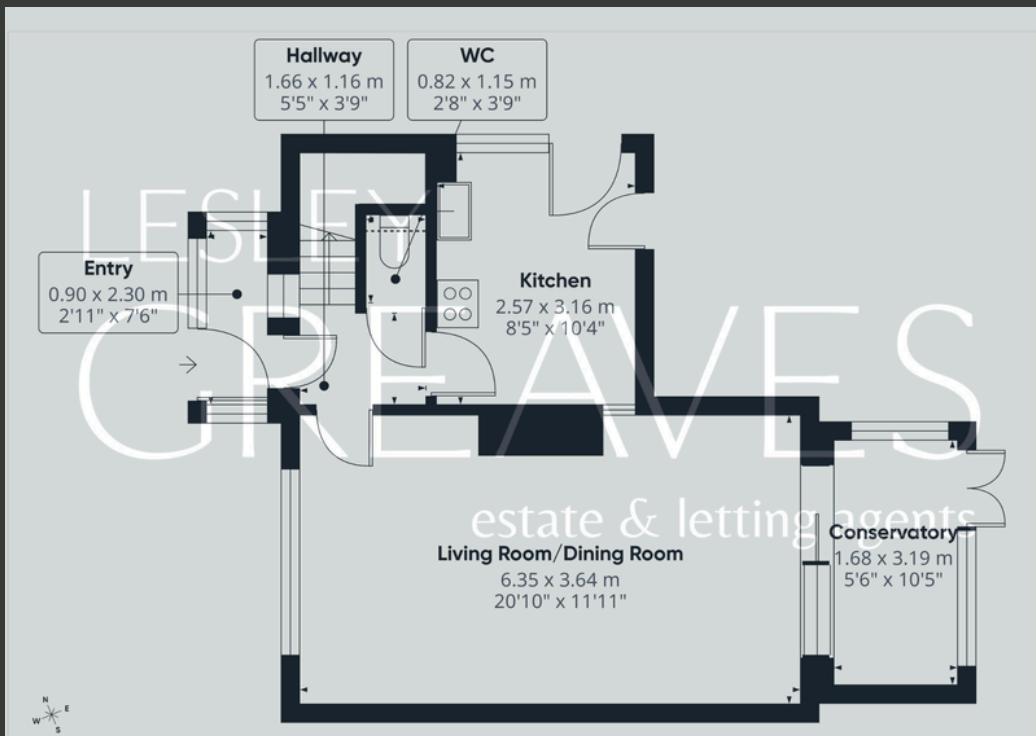
THE FIRST FLOOR OFFERS THREE WELL-PROPORTIONED BEDROOMS AND A SHOWER ROOM, DESIGNED FOR PRACTICAL AND ACCESSIBLE EVERYDAY USE.

EXTERNALLY, THE PROPERTY BENEFITS FROM A DRIVEWAY PROVIDING OFF-ROAD PARKING, SIDE GATE ACCESS, A REAR GARDEN AND TWO OUTBUILDINGS, ONE OF WHICH HAS POWER AND IS IDEAL FOR USE AS A WORKSHOP OR ADDITIONAL STORAGE.

OVERALL, THIS PROPERTY PRESENTS A FANTASTIC OPPORTUNITY FOR BUYERS SEEKING A HOME WITH SCOPE FOR IMPROVEMENT, LOCATED IN A CONVENIENT RESIDENTIAL LOCATION.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; TBC





Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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