



11 Shaw Gardens, Gedling, Nottingham, NG4 2NY

Price Guide £240,000

- Guide Price £240,000 - £260,000 Spacious Three Bedroom Mid Townhouse
- Downstairs W.C
- Dressing Room in Top Floor Suite
- Low Maintenance Rear Garden
- Quiet Residential Estate
- Well Presented Throughout
- Bathroom and En-Suite
- Good Size Bedrooms
- Allocated Parking Space
- No Upward Chain

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Guide Price £240,000 - £260,000 - Superb Family Home. Three Bedroom Modern Mid Townhouse. Quiet Residential Estate. Accommodation comprises; Lounge, Kitchen/Diner, W.C, Three Good Size Bedrooms and Bathroom. Top Floor Suite Comprising Dressing Room and Ensuite. Allocated Parking Space. Rear Garden. No Upward Chain.



Council Tax Band: C



Entrance Hall

Staircase leading to the first floor landing, door leading through to the lounge.

Lounge

14'9 x 12'1

UPVC double glazed window to the front elevation, two wall mounted radiators, carpeted flooring, door leading through to the kitchen.

Kitchen/Diner

11'9 x 12'2

Downstairs W.C

Low level toilet. Wall mounted sink.

First Floor Landing

Doors to two bedrooms and the bathroom. Stairs to the top floor.

Bedroom

11'2 x 12'3

Window to the rear.

Bedroom

6'0 x 9'11

Window to the front.

Bathroom

6'0 x 6'6

Panelled bath. Sink and Toilet. Extractor.

Second Floor Landing

Doors to the Master Suite.

Bedroom

10'11 x 12'3

Windows to the rear. Built in wardrobes. Door to the ensuite.

Dressing Area

9'8 x 6'10

Ensuite

6'0 x 12'2

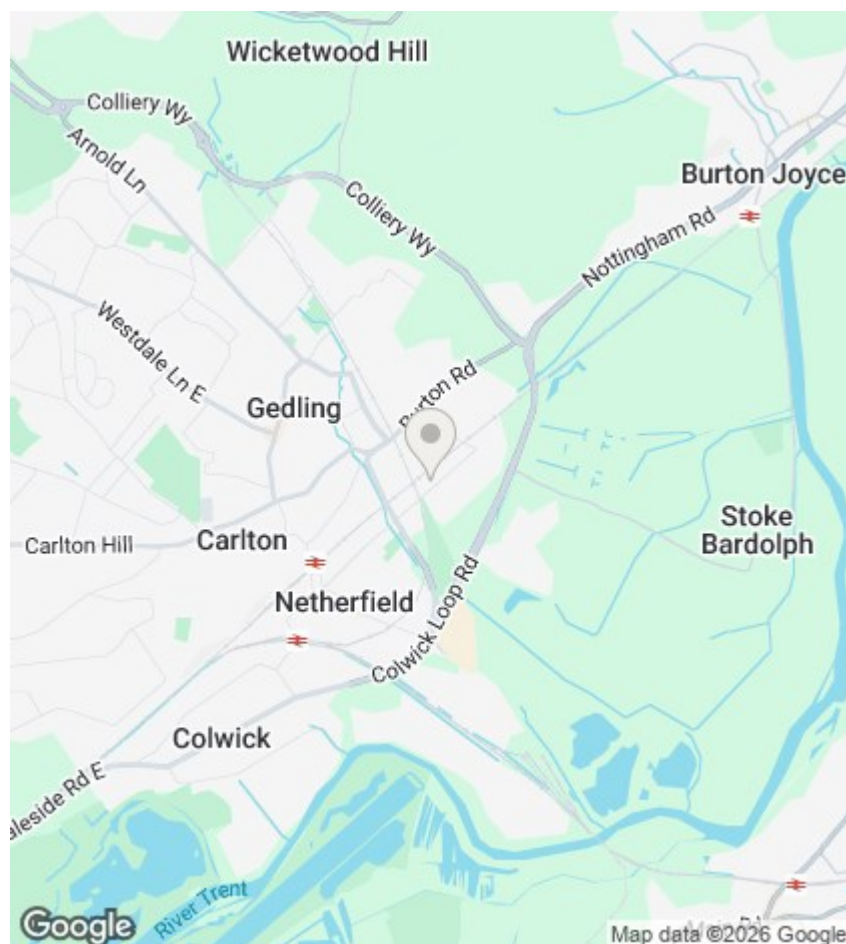
Window to the front elevation. Built in shower. Bath, sink and toilet.

Exterior

Paved patio area and lawned garden. One allocated parking space and various visitor spaces.







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

