

29 Shearing Hill, Gedling - NG4 3GY

Guide Price **£190,000**

DavidJames
the estate agent







29 Shearing Hill

Gedling, Nottingham

GUIDE PRICE £190,000. Charming 2-bed semi-detached character home offering a spacious open-plan lounge/dining room, kitchen and bahtroom with period features and a delightful courtyard garden!
Council Tax band: A

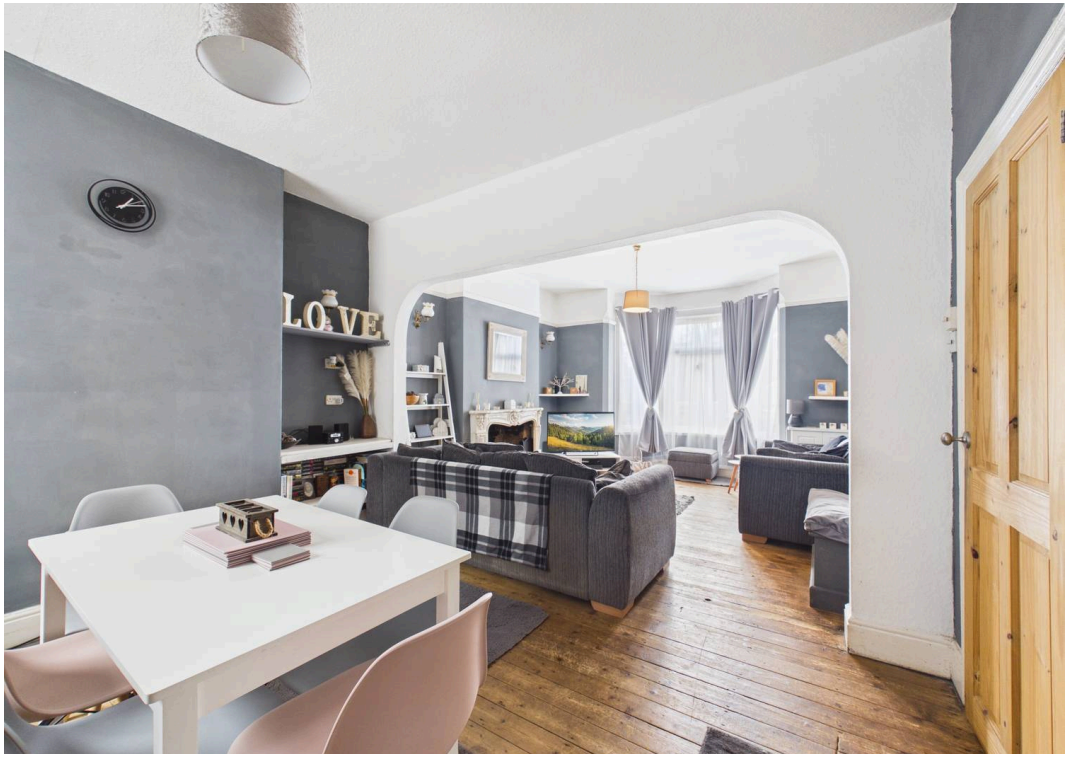
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

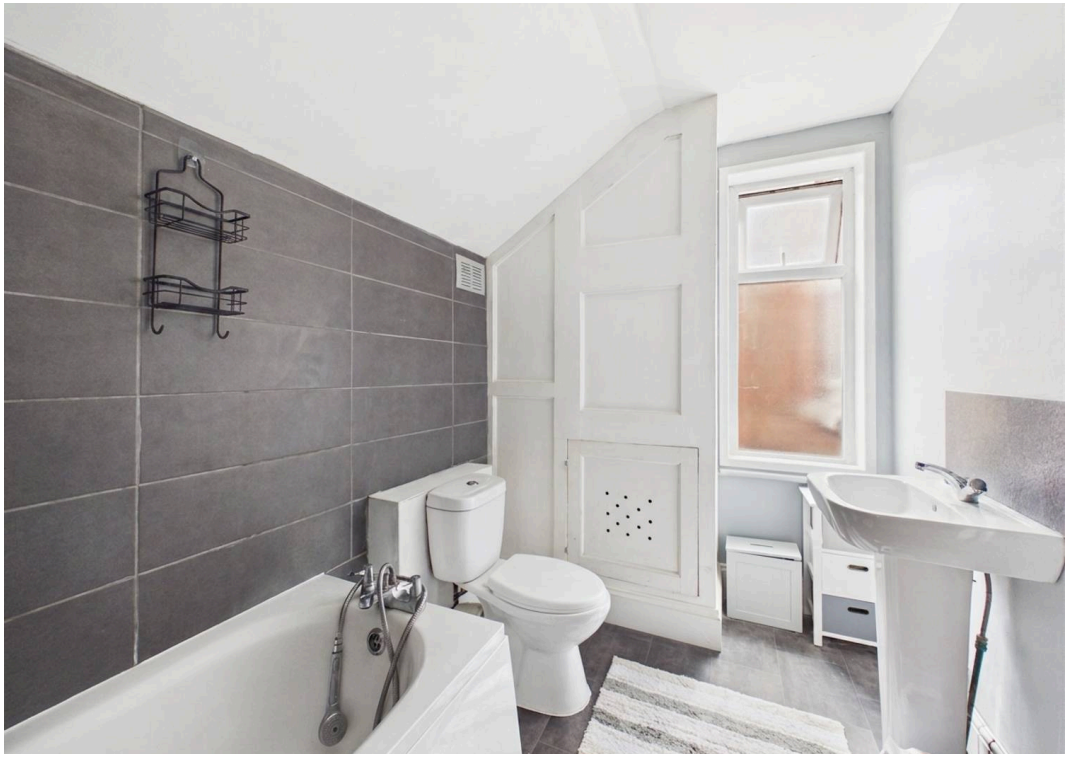
- Semi-detached character home in a popular Gedling location
- Ideal for first-time buyers, professionals and downsizers
- Within easy reach of schools, supermarkets and the stunning Gedling Country Park
- Excellent transport links nearby to Nottingham city centre
- Large open-plan lounge/dining room with a feature bay window
- Stunning open fireplace providing an attractive focal point
- Well-equipped kitchen with wall and base units, worktops and appliance space
- Two generous double bedrooms (both featuring attractive period fireplaces)
- Three-piece first floor family bathroom
- Charming courtyard-style rear garden offering a low-maintenance outdoor space to relax




LOVE









Floor 0



Floor 1



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Approximate total area(1)

85.9 m²

924 ft²

Reduced headroom

0.7 m²

7 ft²

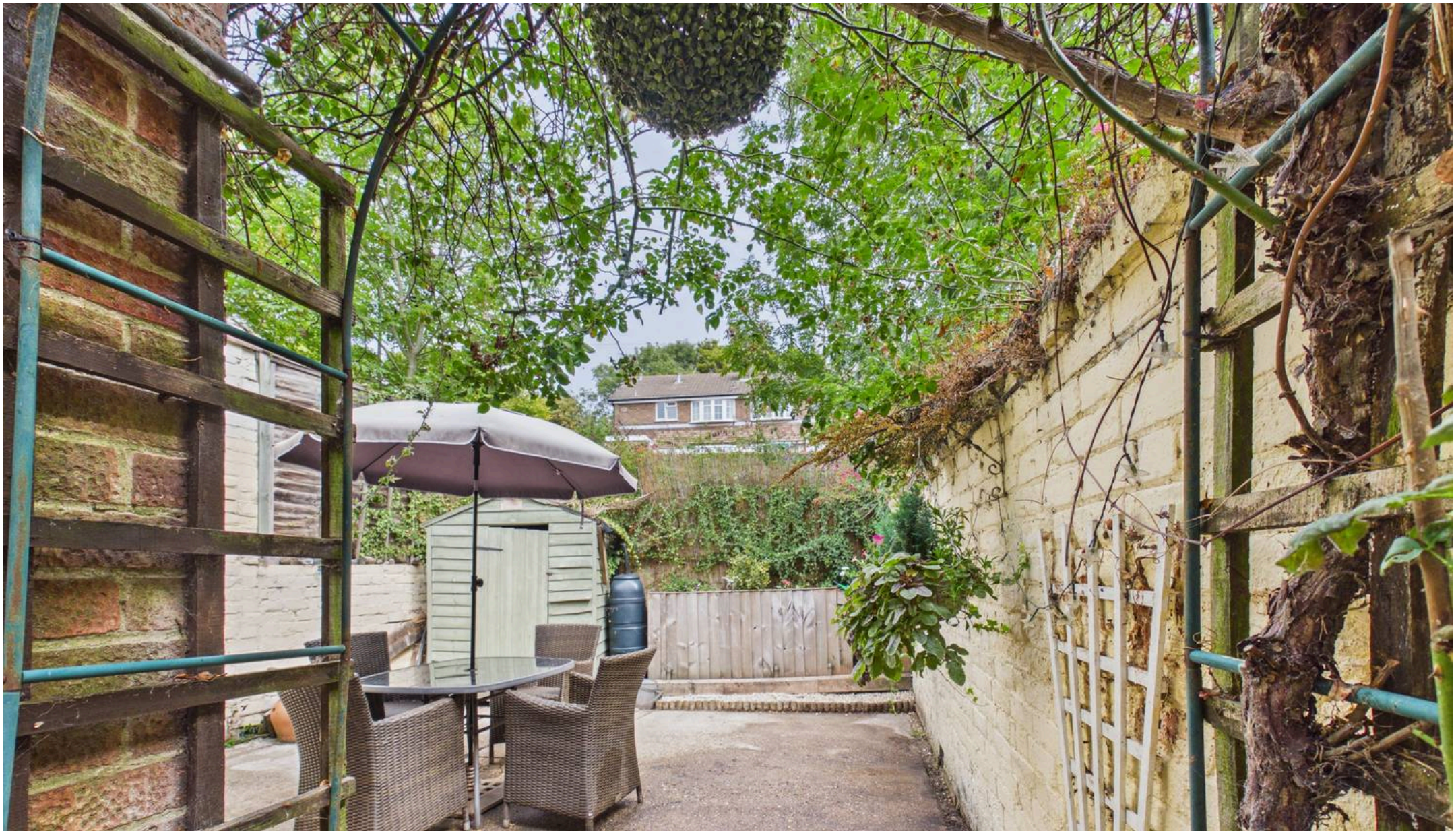
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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