

# JOHNSONS & PARTNERS

Estate and Letting Agency



**10 SHAW GARDENS,**

GEDLING, NG4 2NY

**£200,000**





# 10 SHAW GARDENS

, GEDLING, NG4 2NY

£200,000



Detached Three Bedroom Coach House | Modern Interiors Throughout | Breakfast/Dining Kitchen | Spacious Living Room | Enclosed Low Maintenance Rear Garden | Close to Local Amenities |

Nestled within Gedling, Nottingham, lies an impeccable 3-bedroom detached coach house that promises to be the perfect sanctuary for first-time buyers and growing families alike. The residence, located at Shaw Gardens, is a testament to modern living while offering the warmth and comfort desired in a family home.

This well-presented property boasts a spacious living room, creating a welcoming atmosphere for family gatherings and cosy evenings. The heart of the home is undoubtedly the modern dining kitchen, equipped with contemporary fixtures and fittings – an ideal space for cooking up culinary delights and entertaining guests.

Upstairs, three well-proportioned bedrooms and a family bathroom meet the needs of a modern household, providing a private and peaceful retreat from the bustling world outside. An additional cloakroom on the ground floor adds convenience and practicality to this charming abode.

The low-maintenance rear garden is a tranquil haven for relaxation and outdoor activities, while the driveway offers ample parking for two vehicles, making coming and going a breeze. The desirable location means that local amenities are just a stone's throw away, ensuring that everything you need is within easy reach.

This desirable coach house sits in a popular location, known for its community feel and proximity to good schools and transport links, making it an ideal choice for those looking to lay down roots and create lasting memories.

Viewing is highly recommended to fully appreciate what this delightful property has to offer. Seize the opportunity to make Shaw Gardens your new address and experience the perfect blend of comfort, convenience, and contemporary living.

Dining Kitchen

Living Room

WC

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Off Road Parking

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band B

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

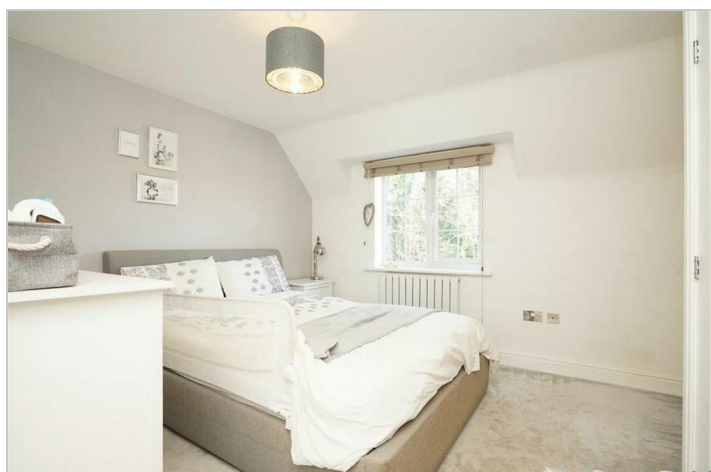
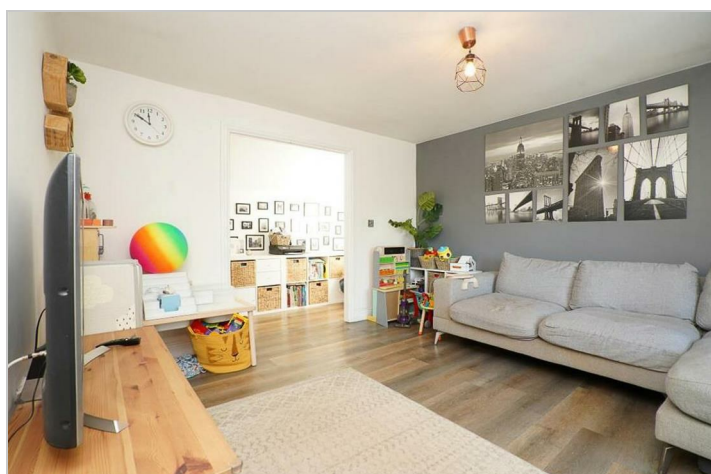
Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or

contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



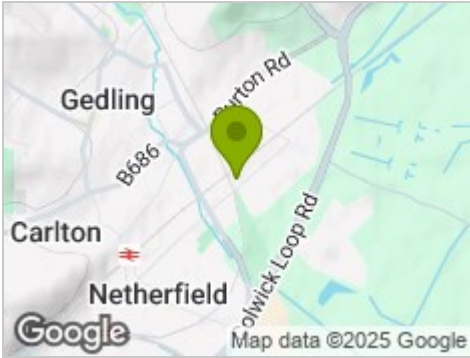
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.