

3 Bed Semi-Detached In Inger Drive Gedling, United Kingdom, NG4 4NJ £65,000





## SHORT DESCRIPTION

Property Ref: 16781 3 BEDROOM HOUSE | 1 BATHROOM | SPACIOUS LIVING ROOM | IDEAL FAMILY HOME - INGER DRIVE, GEDLING NG4. We are delighted to present this well-positioned three-bedroom property located on Inger Drive, Gedling, Nottingham, NG4. This appealing residence offers generous living accommodation, comprising three bedrooms, a family bathroom, and a spacious living room, providing a comfortable and practical home for families, first-time buyers, or those looking for a well-connected residential location. The property benefits from a fully fitted kitchen, designed to provide a functional and welcoming space for everyday cooking and dining. The well-planned layout offers a balance of comfort and convenience, with bright and versatile living areas suitable for relaxation and entertaining guests. Externally, the property provides parking facilities, adding further practicality for residents. The home is situated in a desirable residential area, offering easy access to local shops, amenities, and excellent transport links, making commuting and daily life convenient. Families will appreciate the close proximity to well-regarded schools and educational facilities, enhancing the appeal of this location. With its combination of spacious accommodation, convenient surroundings, and a desirable community setting, this property presents an excellent opportunity for those seeking a comfortable and well-connected place to call home. Property Type: Semi-detached Full selling price: £260000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £65000.00 Monthly rent based on 25% share: £471.72 Remaining lease (In Years): 997 Yearly Ground Rent Cost: £302.76 Yearly Management Cost: £0.00 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied.

3

Bed Room(s)

1

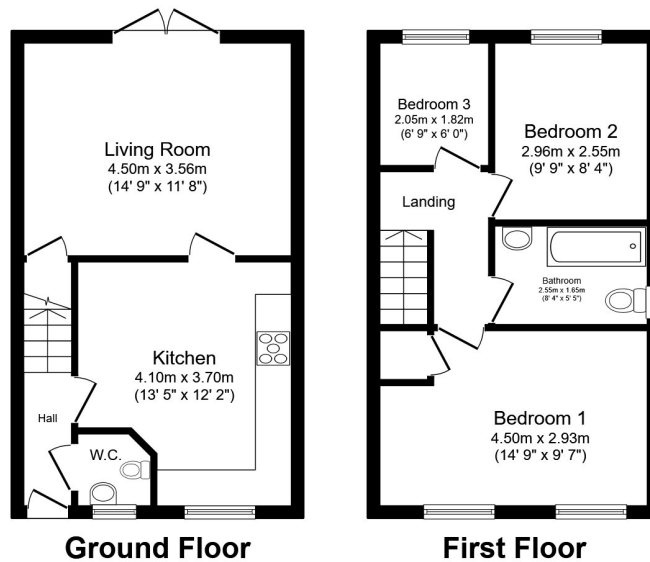
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 69.2 sq.m. (745 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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