



Shepard Close  
Hempshill Vale, Nottingham NG6 7BP

THREE BEDROOM SEMI-DETACHED  
FAMILY HOME WITH NO UPWARD CHAIN!

**Offers Over £215,000 Freehold**





Step into this lovely 3-bedroom semi-detached home on Shepard Close, Nottingham, where comfort and convenience meet! Ideal for first-time buyers or growing families, this home is offered with NO CHAIN and an opportunity to make it your own!

As you enter, you'll find a welcoming entrance porch that leads into a spacious, bright lounge – the perfect place to unwind. From here, an archway leads into the dining room, bathed in natural light from the large window overlooking the rear garden. It's the perfect spot to enjoy family meals or entertain guests. The dining room connects to the kitchen, where you'll find ample space for all your culinary needs, with a door leading out to the rear garden – perfect for summer BBQs and outdoor enjoyment.

Upstairs, you'll discover three well-sized bedrooms, each offering great potential for a growing family or home office. The family bathroom is just down the hallway, completing the upstairs space.

Outside, the property boasts a driveway to the front, providing off-road parking for added convenience. The rear garden is a blank canvas, ready for you to transform into your own private oasis.

This home is ideally located close to local schools, shops, and transport links, making it a great option for families and commuters alike.

Don't miss out! This home has so much potential and is a must-see!

Call today to arrange your viewing.



**Porch**  
 7'8" x 3'1" max (2.36m x 0.96m max)  
 Composite front entrance door, double glazed window to the front, single glazed window to the side, carpeted flooring, entrance door and double glazed window to the lounge.

**Lounge**  
 15'1" x 18'8" max (4.6 x 5.7m max)  
 Carpeted flooring, double glazed window to the front, electric fire, stairs to the first floor, understairs cupboard, TV point, wall mounted radiator and archway to:

**Dining Room**  
 8'11" x 10'10" max (2.73m x 3.32m max)  
 Wood laminate flooring, wall mounted radiator, door to kitchen, double glazed window and door to the rear.

**Kitchen**  
 10'5" x 7'5" max (3.18m x 2.27m max)  
 Continuation of the wood laminate flooring, double glazed window to the side, door to rear porch/utility, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap, plumbing for a washing machine, space for a cooker, tiled splashbacks.

**Rear Porch**  
 8'8" x 2'10" max (2.66m x 0.88m max)  
 Leading to the garden, space for a dryer, work surface and wall unit, space for a fridge freezer, double glazed door and window to the rear garden.

**First Floor Landing**  
 Carpeted flooring, double glazed window to the side, loft access hatch with the boiler being in the loft (10 years approx) and doors to:

**Bedroom 1**  
 7'10" x 12'6" to wardrobes max (2.41m x 3.83m to wardrobes max)  
 Carpeted flooring, wall mounted radiator, double glazed window to the front and built-in wardrobes.

**Bedroom 2**  
 9'6" x 10'2" max (2.91m x 3.12m max)  
 Built-in wardrobes, storage cupboard, carpeted flooring, wall mounted radiator, double glazed window to the rear.

**Bedroom 3**  
 6'5" x 9'7" max (1.98m x 2.93m max)  
 Carpeted flooring, wall mounted radiator, built-in storage and double glazed window to the front.

**Shower Room**  
 6'1" x 6'1" max (1.86m x 1.87m max)  
 Tiled flooring, tiled splashbacks, shower cubicle with mains fed shower and separate shower attachment, double glazed window to the rear, low flush w.c., vanity wash hand basin with mixer tap and a heated towel rail.

**Outside**  
 There is a driveway to the front for up to 2 cars, lawned garden with shrubs to the borders and wall and fence to the boundaries.

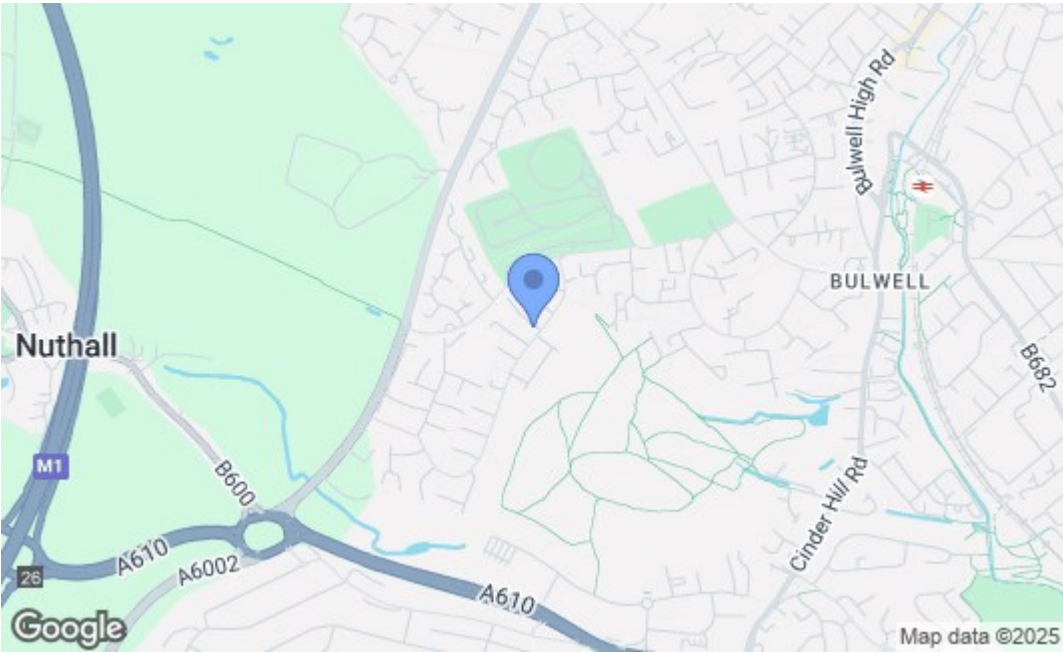
Decked area and pathway leading to two lawned areas, shrubs, trees and plants, fencing to the boundaries. Side patio with access for the bins and a gate.

**Council Tax**  
 Nottingham Council Band B

**Additional Information**  
 Electricity – Mains supply  
 Water – Mains supply  
 Heating – Gas central heating  
 Septic Tank – No  
 Broadband – BT, Sky  
 Broadband Speed - Standard 15mbps Ultrafast 1000mbps  
 Phone Signal – Three, 02, Vodafone, EE  
 Sewage – Mains supply  
 Flood Risk – No, surface water very low  
 Flood Defenses – No  
 Non-Standard Construction – No  
 Any Legal Restrictions – No  
 Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.