



£220,000

EMERYS ROAD
GEDLING

- SPACIOUS MID TERRACED
- TWO RECEPTION ROOMS
- UTILITY ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- IMPRESSIVELY LONG GARDEN
- EPC C



Spacious Two-Bedroom Mid-Terraced House

THIS SPACIOUS TWO-BEDROOM MID-TERRACED HOUSE IS PERFECT FOR BOTH FIRST-TIME BUYERS AND INVESTORS, OFFERING GENEROUS LIVING SPACE THROUGHOUT. LOCATED IN A HIGHLY SOUGHT-AFTER AREA, THE PROPERTY BENEFITS FROM CLOSE PROXIMITY TO SCHOOLS AND EXCELLENT TRANSPORT LINKS, SUCH AS NEARBY TRAIN STATIONS AND EASY ACCESS TO THE CITY CENTRE.

UPON ENTERING THE PROPERTY THROUGH THE FRONT DOOR, YOU ARE WELCOMED INTO A COZY AND INVITING LOUNGE, PERFECT FOR RELAXATION. THE LOUNGE FLOWS SEAMLESSLY INTO A BRIGHT AND AIRY DINING ROOM, WHICH OFFERS AMPLE SPACE FOR FAMILY MEALS OR ENTERTAINING GUESTS. THE DINING ROOM ALSO PROVIDES ACCESS TO THE REAR GARDEN AND FEATURES STAIRS LEADING TO THE FIRST FLOOR, ADDING TO THE HOME'S SENSE OF OPENNESS.

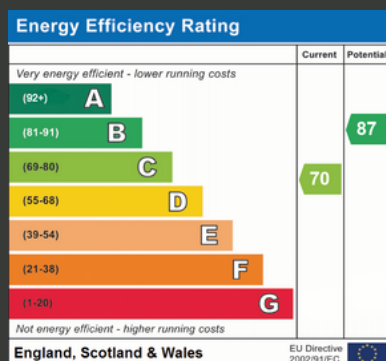
FROM THE DINING ROOM, YOU'LL FIND THE GALLEY-STYLE FITTED KITCHEN, DESIGNED WITH BOTH PRACTICALITY AND STYLE IN MIND. THE KITCHEN OFFERS AMPLE STORAGE WITH PLENTY OF CUPBOARDS AND WORKTOP SPACE, AS WELL AS ROOM FOR A FRIDGE-FREEZER AND PLUMBING FOR A DISHWASHER, MAKING IT A FUNCTIONAL AND WELL-EQUIPPED SPACE FOR COOKING. TOWARDS THE BACK OF THE KITCHEN, THERE IS A CONVENIENT UTILITY ROOM SPACE FOR LAUNDRY OR ADDITIONAL STORAGE, WHICH HOUSES A WC.

UPSTAIRS, THE FIRST FLOOR BOASTS TWO DOUBLE BEDROOMS, PROVIDING PLENTY OF SPACE FOR COMFORT AND RELAXATION. THE MAIN BEDROOM FEATURES BUILT-IN STORAGE, PERFECT FOR MAXIMIZING SPACE. THE BEDROOMS ARE SERVICED BY A MODERN BATHROOM SUITE, WHICH ADDS A TOUCH OF LUXURY WITH ITS UNDERFLOOR HEATING, ENSURING WARMTH AND COMFORT YEAR-ROUND.

THE REAR GARDEN IS IMPRESSIVELY LONG AND WELL-ORGANIZED, FEATURING VARIOUS FUNCTIONAL AND RELAXING AREAS. TOWARD THE REAR OF THE PROPERTY, YOU'LL FIND A PRODUCTIVE ALLOTMENT SPACE, SEPARATE SEATING AREA AND CLOSER TO THE HOUSE IS COMPLEMENTED BY A PATIO, WHICH EXTENDS THE OUTDOOR LIVING SPACE AND OFFERS FURTHER OPPORTUNITIES FOR RELAXATION. THE GARDEN'S LAYOUT ALLOWS FOR A COMBINATION OF LEISURE AND PRACTICALITY, MAKING IT A VERSATILE AND APPEALING OUTDOOR AREA.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 84 SQ METERS





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