





Guide Price £260,000-£270,000

Emerys Road
Gedling
Nottingham
NG4 2QR

EPC Rating 'D'

Beautifully presented detached bungalow with parking for several vehicles and a workshop. In brief the accommodation is all on one level and comprises an entrance hallway, living room, modern kitchen /diner with sliding doors to the conservatory, shower room and two bedrooms. To the rear is a low maintenance garden. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.





UPVC DOUBLE GLAZED DOOR TO-

ENTRANCE HALLWAY

Doors to two bedrooms, living room, kitchen /diner, loft hatch and coving to the ceiling.

LIVING ROOM

17' 11" x 11' 1" (5.48m x 3.40m)

uPVC double glazed windows to the side, uPVC double glazed French doors to the conservatory at the rear, electric fire with stone surround and coving to the ceiling.

CONSERVATORY

11' 3" x 9' 6" (3.43m x 2.91m)

uPVC double glazed windows and door, tiled flooring and uPVC double glazed insulated roof.

KITCHEN/DINER

19' 3" to widest point x 18' 5" to widest point (5.87m x 5.63m)

With a range of fitted wall and base units, stainless sink with mixer tap, electric hob, electric fan oven, extractor fan, two radiators, integrated dishwasher, spaces for a fridge/freezer and washing machine. uPVC double glazed window to the side and a uPVC double glazed siding doors to the rear.

SHOWER ROOM

Three piece bathroom suite, toilet and sink in vanity unit, shower enclosure, mains fed shower, tiled flooring, fully tiled walls, spotlights to the ceiling and a uPVC double glazed window to the side.

MASTER BEDROOM

13' 11" x 9' 10" into fitted wardrobes (4.25m x 3.42 m)
uPVC window to the front, radiator and fitted wardrobes. Coving to the ceiling.

BEDROOM TWO

9' 10" x 8' 11" (3.02m x 2.74m)

uPVC double glazed window to the front, radiator and coving to the ceiling.

OUTSIDE

To the front of the property is an enclosed block paved driveway with another set of gates leading to the rear garden. The rear low maintenance garden is mainly block paved and partly gravelled.

WORKSHOP

With power and lighting.



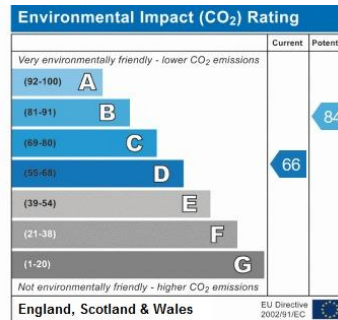
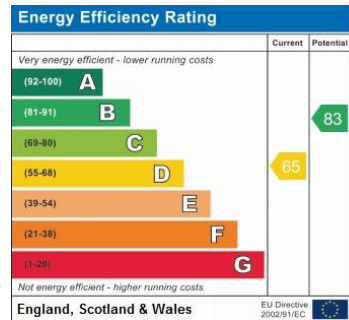
Tenure: Freehold

Council Tax Band C

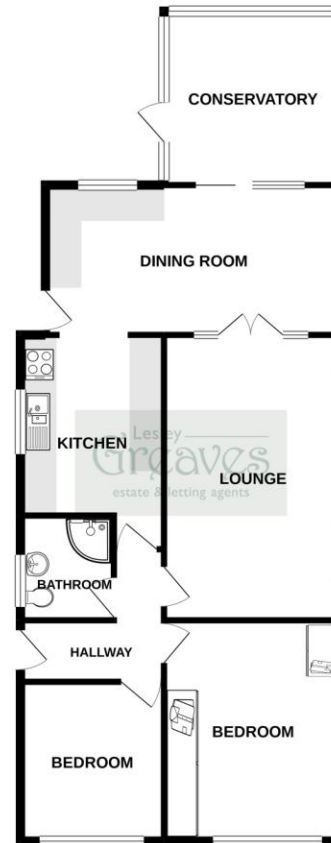
Local Authority: Gedling Borough Council

Property Directions:

From our office in Gedling continue forward on Main Road and take the second exit at the round-about onto Shearing Hill and at the traffic lights turn left onto Burton Road and second right onto Stoke Lane. Continue forward along Stoke Lane and turn right onto Emerys Road where the property can be found on the left hand side identified by a 'For Sale Board'



GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA: 975 sq.ft. (90.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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