

JOHNSONS & PARTNERS

Estate and Letting Agency



55 EMERYS ROAD, GEDLING

NOTTINGHAM, NG4 2QR

GUIDE PRICE £270,000



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We are delighted to offer For Sale this much improved and beautifully presented detached bungalow situated in the popular area of Gedling. There are two bedrooms, the main bedroom of which over looks the private rear garden. The property is positioned within a well established plot which includes off road parking to the front and rear, a garage and both front and rear gardens. Inside, as well as the two bedrooms, there is an entrance porch and hallway with storage cupboards (one housing the boiler), living room, modern fitted kitchen, brick built conservatory/dining area and a contemporary shower room.

This property has been recently re-decorated and offers ready to move into accommodation. This lovely property may suit purchasers looking to downsize to one level living. Emerys Road is positioned within Gedling, close to the local amenities of the Victoria Retail Park which include M&S Simply Food, Morrisons, Next, DW Gym. Additional local amenities include Doctors Surgeries, Dentists and Post Offices.

We recommend an early viewing to fully appreciate all that this lovely property has to offer.

Entrance Porch and Hallway

uPVC double glazed windows overlooking the front and side, radiator, access to the loft, coving, cupboard housing the combination boiler, cloaks cupboard and access to all rooms.

Living Room

13'8" x 9'11" (4.17 x 3.02)

uPVC double glazed window overlooking the front garden, radiator and coving.

Kitchen

10'4" x 9'4" (3.15 x 2.84)

Overlooking the private rear garden through a full height uPVC window and fully glazed door this kitchen is fitted with a modern range of wall and base cupboards with work surfaces over. There is a one and a half bowl stainless steel sink unit with contemporary tiled splash backs, space for a free standing cooker, space for a fridge freezer, plumbing for a washing machine, tiled floor and the current owners have a bistro table and two chairs to provide space to dine.

Conservatory/Dining Area

12 x 10 (3.66m x 3.05m)

Bedroom 1

12'9" x 9'10" (3.89 x 3.00 (3.88 x 2.99))

uPVC double glazed window overlooking the private rear garden. The master bedroom also includes a radiator and coving.

Bedroom 2

9'5" x 9'1" (2.87 x 2.77)

uPVC double glazed window overlooking the front, radiator and useful built in cupboard.

Shower Room

6'11" x 5'11" (2.11 x 1.80)

Fitted with a modern suite comprising walk in corner shower cubicle, WC and wash basin inset into a limed oak style vanity unit spanning the width of the room housing two double storage cupboards with rolled edged tops. There are part tiled walls, tiled floor, uPVC double glazed window and radiator.

Internal Cupboards

One of which houses the boiler

Outside

The property establishes itself on a corner plot in a cul-de-sac position. To the front there is an attractive landscaped garden adjacent to one of the driveways, gated pathway and well stocked borders. The rear garden faces South west and is surrounded by fencing and established shrubbery to allow for privacy at all times. There is a flagstone patio ideal for outside eating and entertaining and a block paved pathway which leads to the second driveway at the rear of the property.

Garage

Detached garage with up and over door, power and light.

Council Tax Band

B

Tenure

Freehold

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.

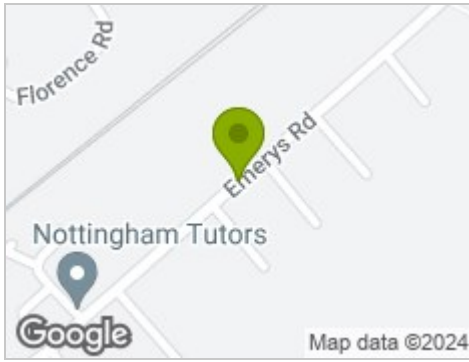
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details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

Additional Information

THE STREETVIEW IMAGES OF THIS PROPERTY ARE OUT OF DATE . IMAGE WAS TAKEN IN 2012



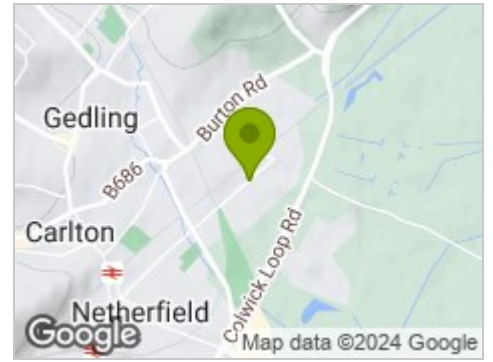
Road Map



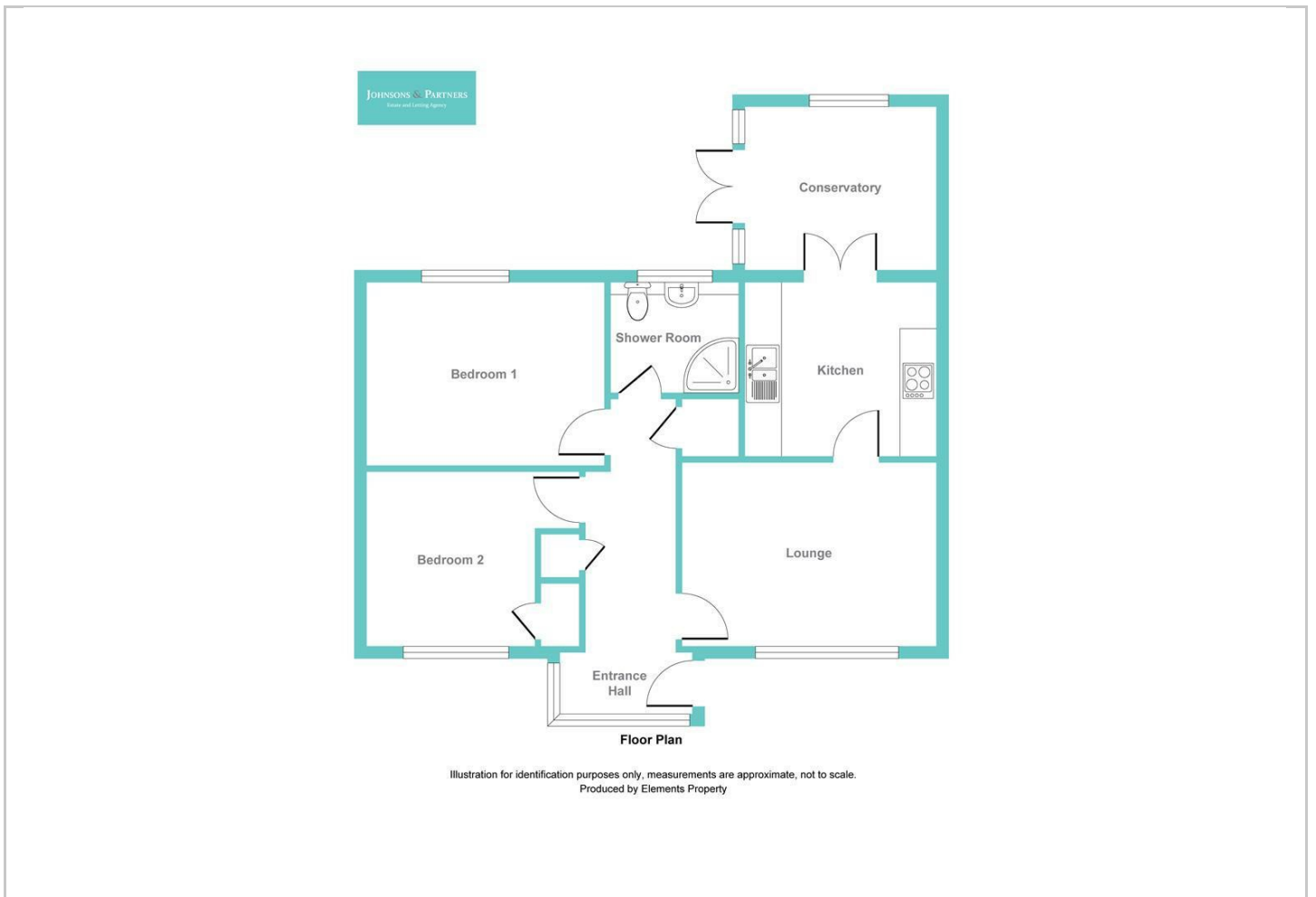
Hybrid Map



Terrain Map



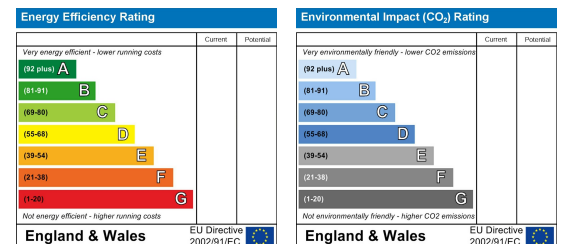
Floor Plan



Viewing

Please contact our Gedling Office on 0115 855 6622 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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