

# JOHNSONS & PARTNERS

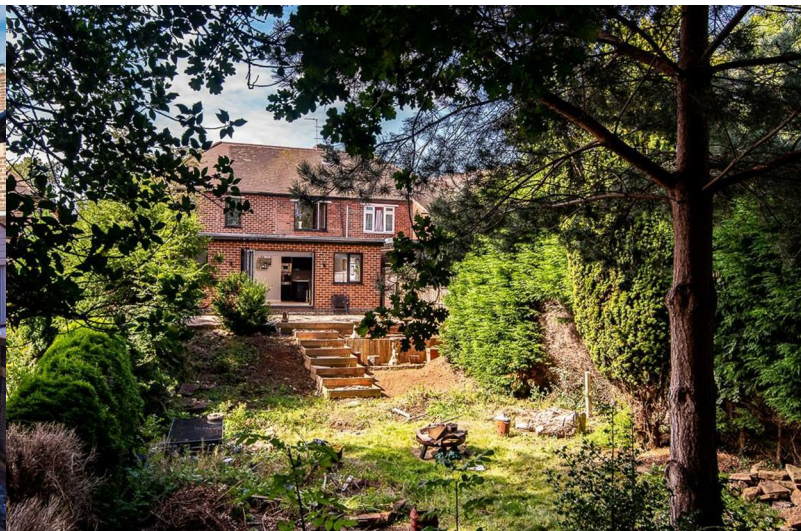
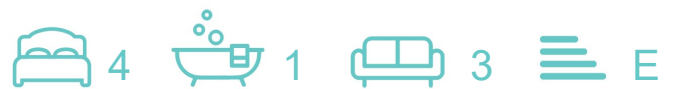
Estate and Letting Agency



## 143 CORONATION WALK, GEDLING

NOTTINGHAM, NG4 4AR

GUIDE PRICE £295,000



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GEDLING, NOTTINGHAM, NG4 4AR

**GUIDE PRICE £295,000**



GUIDE PRICE £295,000 - £310,000 - What an amazing transformation!, the current owners purchased this home from us, and whilst the property had been loved and cherished by the original owner from the 1950's, it needed a scheme of modernising to bring it into the 21st century. The property has been thoughtfully extended to create an amazing amount of space, with an adaptable layout that you can tailor to suit your needs, with just a few finishing touches. This wonderful home is located within what has proven to be one of our most popular locations for home buyers. There are an abundance of amenities close by including popular schools for children of all ages, regular public transport links, including rail connections, recreational facilities and shops from both local and national outlets.

In brief the accommodation comprises reception room, snug/office, inner hallway, family/dining/kitchen space with an impressive maximum measurement of almost 26ft x 26ft with bi-fold doors out to the private rear garden. There is a separate utility room and WC to complete the ground floor. On the first floor, the property now boasts four good sized bedrooms and a modern bathroom. To the outside, there is parking to the front for multiple vehicles, whilst at the rear there is a really good sized, private, garden.

This lovely home, really needs to be seen first hand in order to fully appreciate all it offers in terms of the extended accommodation, plot and brilliant location. Contact us now to book your personal viewing appointment.

Lounge  
17'5 x 13'3 maximum (5.31m x 4.04m maximum)

Snug/Office  
8'4 x 7'8 (2.54m x 2.34m)

Inner Hallway  
7'5 x 6'8 (2.26m x 2.03m)

Family Room Incorporating Kitchen/Dining & Family  
25'10 x 25'11 maximum overall reducing to 16'10 & (7.87m x 7.90m maximum overall reducing to 5.13m & )

Utility Room  
12'6 x 8'3 (3.81m x 2.51m)

WC  
5'1 x 3'3 (1.55m x 0.99m)

First Floor Landing

Bedroom One  
13'2 x 10'3 (4.01m x 3.12m)

Bedroom Two  
10'5 x 8'4 (3.18m x 2.54m)

Bedroom Three  
10'5 x 7'4 (3.18m x 2.24m)

Bedroom Four  
10'3 x 6'8 (3.12m x 2.03m)

Bathroom  
8'3 x 6'8 (2.51m x 2.03m)

Off Road Parking

Good Size Private Rear Garden

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

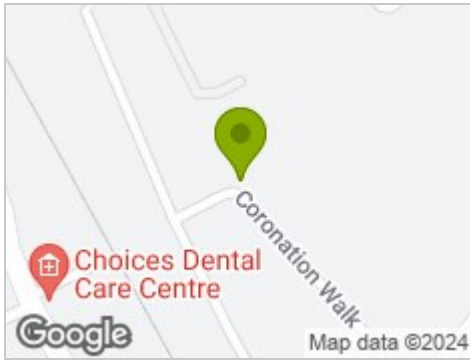
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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.



## Road Map



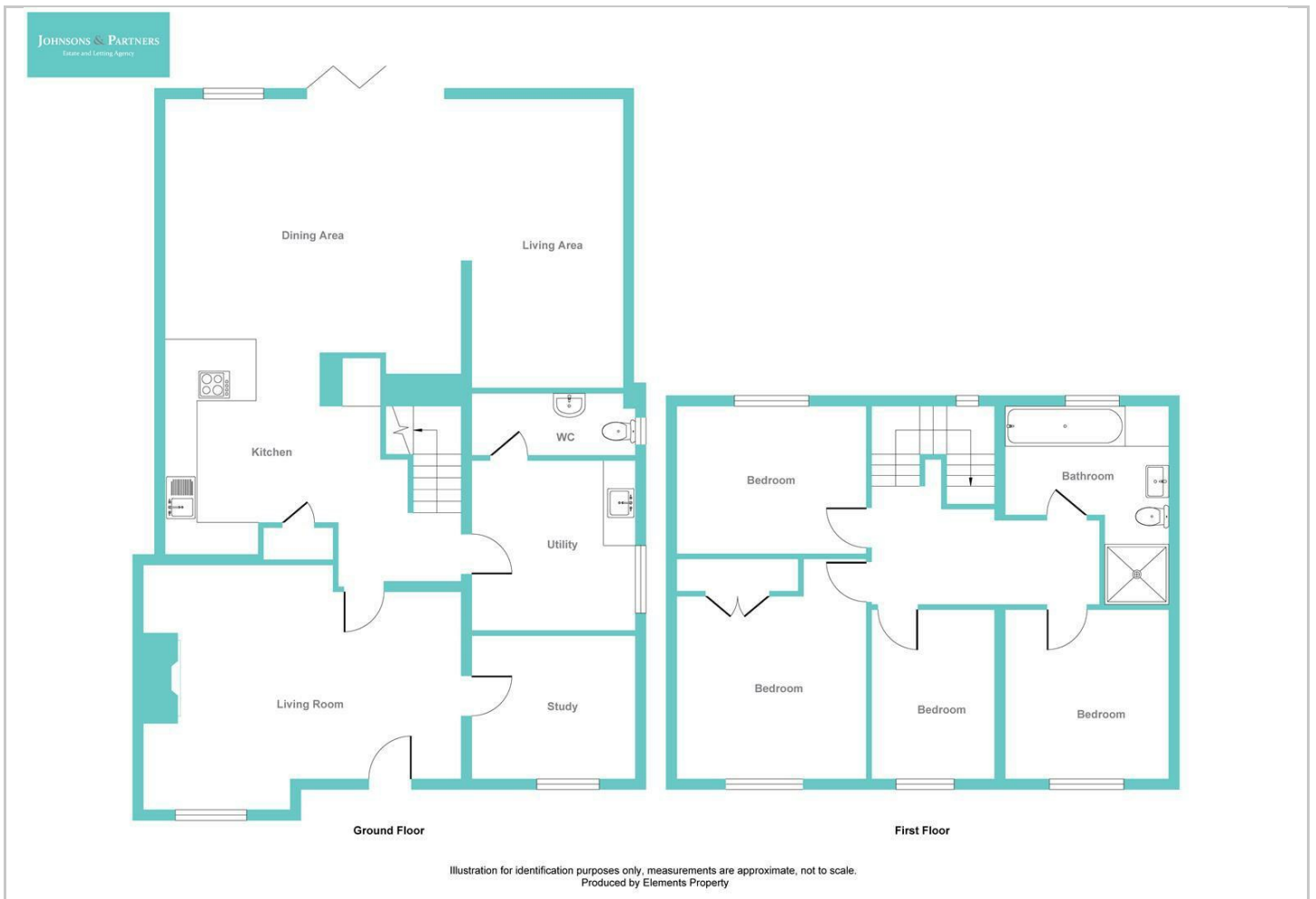
## Hybrid Map



## Terrain Map



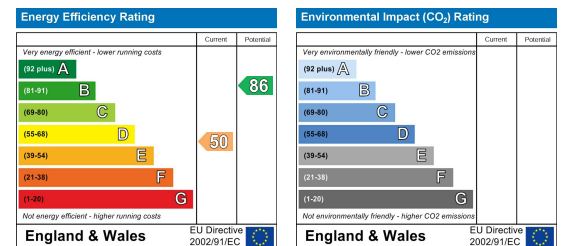
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.