

JOHNSONS & PARTNERS

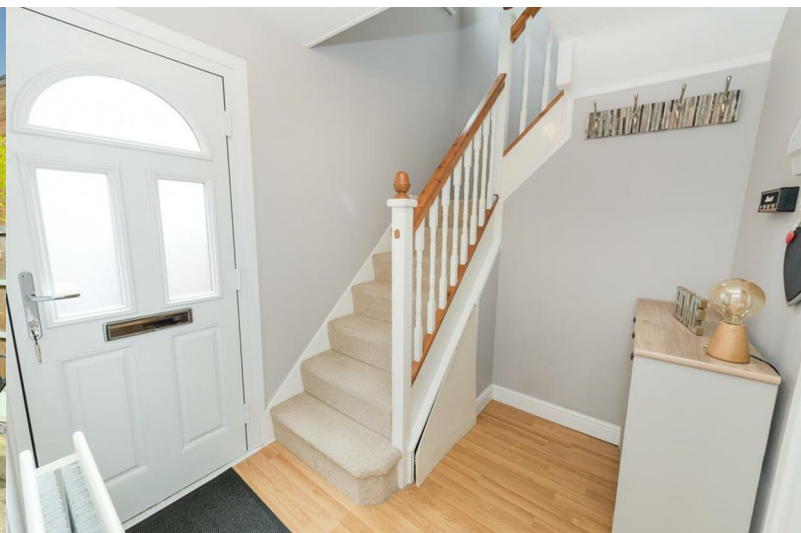
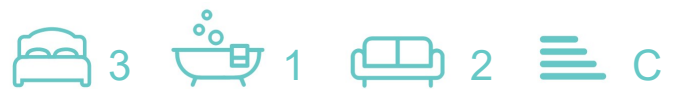
Estate and Letting Agency



1 CORONATION WALK, GEDLING

NOTTINGHAM, NG4 4AS

GUIDE PRICE £250,000



1 CORONATION WALK

GEDLING, NOTTINGHAM, NG4 4AS

GUIDE PRICE £250,000



GUIDE PRICE £250,000 - £265,000

An exceptionally well presented, traditional, three bedroom semi detached home; located on this extremely popular and established development. The property is perfectly situated for a family, with a wide range of amenities close at hand, including a variety of shops with both local and national chains represented, popular schools, recreational facilities and regular public transport services including rail.

In brief, the double glazed and centrally heated accommodation comprises reception hallway with useful under stair cupboard, light and airy lounge dining room with dual aspect windows, modern fitted kitchen with a separate pantry and door out to the rear garden where there is an attached utility and boiler room with a double glazed window, plumbing for a washing machine and wall mounted, Worcester Bosch, combination boiler. There is a half landing where you will find the modern bathroom. From the first floor landing there are three good sized bedrooms and a separate WC. To the outside, there is ample parking to the front and side, with double gates leading through to the low maintenance rear garden and garage.

This is a lovely home in a great location. We most strongly recommend an internal viewing in order to fully appreciate both the accommodation and location. Contact us now to book your personal viewing appointment.

Reception Hallway

7'4 x 6'8 (2.24m x 2.03m)

Lounge Dining Room

17'4 x 13'6 to 10'4 (5.28m x 4.11m to 3.15m)

Kitchen

10'2 x 8'7 (3.10m x 2.62m)

Pantry

Utility/Boiler Room

6'9 x 6'5 plus recess (2.06m x 1.96m plus recess)

Half Landing

Bathroom

6'3 x 6' (1.91m x 1.83m)

First Floor Landing

Bedroom

13'5 x 10'5 (4.09m x 3.18m)

Bedroom Two

10'4 x 7'3 (3.15m x 2.21m)

Bedroom Three

10'4 x 6'8 (3.15m x 2.03m)

WC

3'7 x 3'3 (1.09m x 0.99m)

Outside

Multiple vehicle parking to the front and gated access to the rear garden and garage.

Rear Garden

Low maintenance landscaping.

Detached Garage

17'10 x 9'1 (5.44m x 2.77m)

With both an up and over door and pedestrian, courtesy door to the side.

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

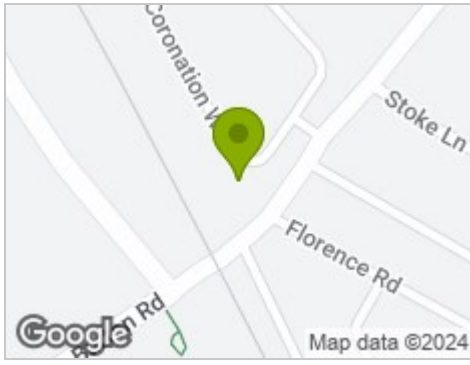
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



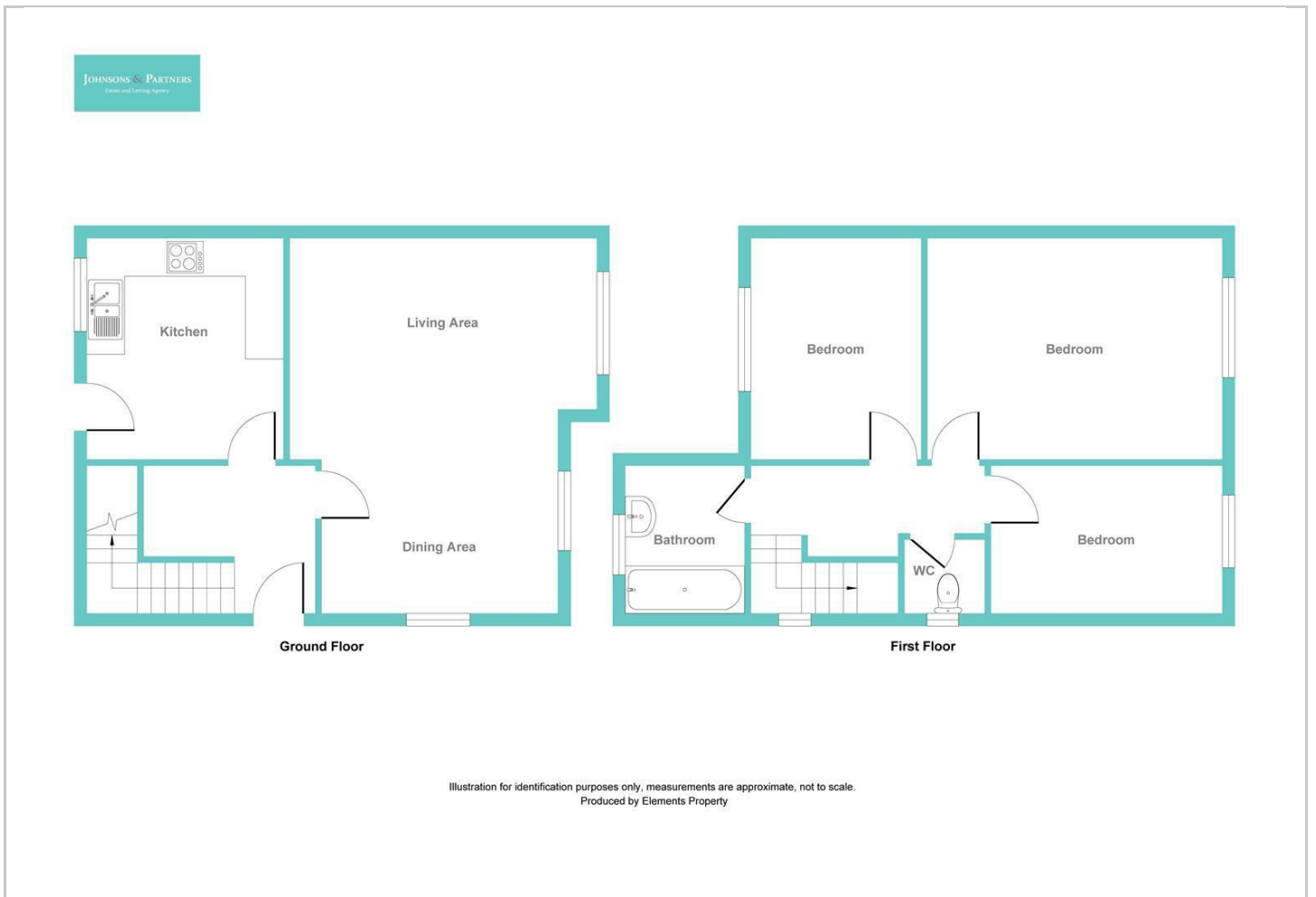
Hybrid Map



Terrain Map



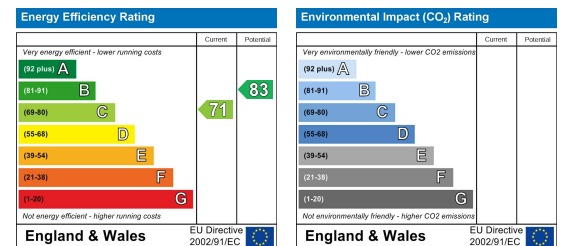
Floor Plan



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.