

JOHNSONS & PARTNERS

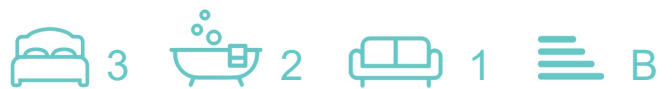
Estate and Letting Agency



8 WALDROM ROAD,

GEDLING, NG4 4LH

OFFERS OVER £280,000



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Three Bedrooms + Study Room | En-Suite | Modern Semi Detached | Popular Locaiton | Close to Local Amenities

Located in the popular village of Gedling, Nottingham, this home presents a delightful opportunity for first-time buyers and expanding families alike to acquire a modern three-bedroom semi-detached home in a much sought-after locale.

This charming property offers a contemporary lifestyle with its meticulously designed layout. The ground floor introduces a welcoming breakfast kitchen that provides an ideal setting for morning gatherings and culinary explorations. Transitioning seamlessly, the living room, featuring elegant French doors, invites natural light to cascade in and leads you to the enchanting south-east facing rear garden, perfect for al fresco dining and entertainment.

Upstairs, the residence comprises three generously proportioned bedrooms, ensuring ample space for family life and guests. The main bedroom benefits from the luxury of an en-suite, offering privacy and convenience, alongside a family bathroom and additional cloakroom, totaling 2.5 bathrooms across the home.

Parking is never a concern, with two dedicated spaces available to accommodate your vehicles securely. The property's location is unrivalled, being in close proximity to local amenities, which cater to all your day-to-day needs, and providing easy access to surrounding areas.

18 Waldrom Road is more than a house; it's a foundation for memories, a canvas for personalisation, and a place to grow roots in a welcoming community. It represents not just a smart investment, but a home where stories will unfold and lives will be cherished. Don't miss the chance to make it yours.

Entrance Hallway

Breakfast Kitchen

12'11" x 11'2" (3.96 x 3.41)

Living Room

13'7" x 11'5" (4.15 x 3.48)

WC

First Floor Landing

Bedroom

14'4" x 8'5" (4.38 x 2.57)

Bedroom

9'0" x 7'8" (2.76 x 2.35)

Bathroom

7'8" x 6'3" (2.34 x 1.91)

Study

5'11" x 5'8" (1.82 x 1.74)

Second Floor

Bedroom

16'11" x 14'4" (5.18 x 4.39)

En-Suite

7'4" x 5'0" (2.26 x 1.53)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

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



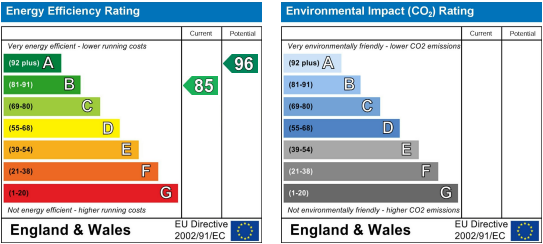
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 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.