



**36 Emerys Road, Gedling – NG4 2QQ**

Guide Price **£230,000**





## 36 Emerys Road

Gedling, Nottingham

GUIDE PRICE £230,000–£240,000 Chain-free detached bungalow on a generous plot close to shops, buses & Victoria Retail Park. Featuring lounge, 2 beds, modern kitchen and potential driveway parking!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached bungalow on a generous plot
- Offered to the market with no upward chain
- Convenient setting near shops, amenities, bus routes and Victoria Retail Park
- Ideal home for downsizers seeking single-storey, practical and accessible living
- Bright dual-aspect lounge featuring a delightful fireplace
- Modern kitchen with fitted units and a range of integrated appliances
- Two well-proportioned and spacious double bedrooms
- Stylish shower room with walk-in shower enclosure
- Generously sized north-westerly facing rear garden with lawn and patio
- Ample size front garden with lawn and gated hardstanding with parking potential







Floor 0 Building 1

Approximate total area<sup>(1)</sup>

52.7 m<sup>2</sup>  
566 ft<sup>2</sup>



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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