

# Emma Terry Homes

*moving made personal*



99C Emerys Road

Gedling, Nottingham, NG4 2QR

Offers over £200,000





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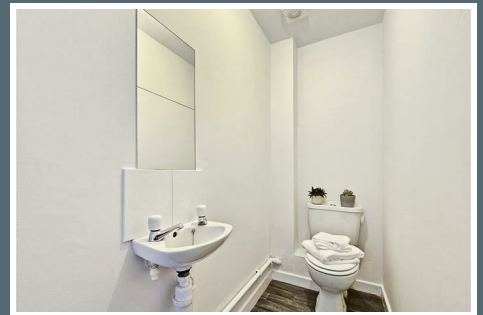
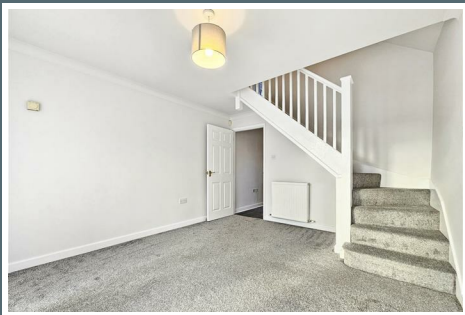
## Offers over £200,000

\*\* No Chain \*\*

Tucked away on Emerys Road is this well-maintained two-bedroom townhouse, perfect for first-time buyers, downsizers, or investors. The property has been freshly painted throughout and features new carpets on the first floor, creating a bright and welcoming feel. The ground floor offers a practical layout with a fitted kitchen, separate WC, and a light filled lounge/diner. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a designated parking space to the front. To the rear, there is a private garden mainly laid to lawn, complemented by a paved patio seating area and gated access to the alleyway, offering both privacy and convenience.

Emerys Road is ideally situated for everyday convenience, with a variety of local shops, cafes, and services all within easy reach. Families will benefit from nearby schools and childcare options, while good transport links make commuting into Nottingham straightforward. The area also offers plenty of green spaces and leisure facilities, providing a perfect balance of practicality and lifestyle



### ENTRANCE HALL

Entrance door to property, central heating radiator and doors through to kitchen, WC and lounge/diner.

### KITCHEN

7'6" x 7'8" (2.29 x 2.34)

A variety of wall and base units, 1 1/2 bowl sink with mixer tap and drainer, built-in oven, gas hob and extractor fan, space for white goods, a central heating radiator and UPVC double glazed window to front.

### WC

Low level flush WC, wash hand basin and a central heating radiator.

### LOUNGE/DINER

12'7" x 11'3" (3.85 x 3.43)

A central heating radiator, UPVC double glazed French door with sidelights to rear and stairs to first floor.

### LANDING

Doors through to Bedroom 1, 2 and bathroom.

### BEDROOM 1

11'3" x 8'7" (3.43 x 2.63)

Built-in storage cupboard, a central heating radiator and UPVC double glazed window to rear.

### BEDROOM 2

11'3" x 8'4" (3.45 x 2.56)

A central heating radiator and UPVC double glazed window to front.

### BATHROOM

7'10" x 7'1" (2.41 x 2.16)

A low level flush WC, wash hand basin, bath with electric shower over and a central heating radiator.

### OUTSIDE

To the front of the property there is a designated parking space at the front and an alleyway providing access to the rear garden. To the rear, the garden is mainly laid to lawn with a paved patio area directly outside the property, along with gated access to the alleyway.

















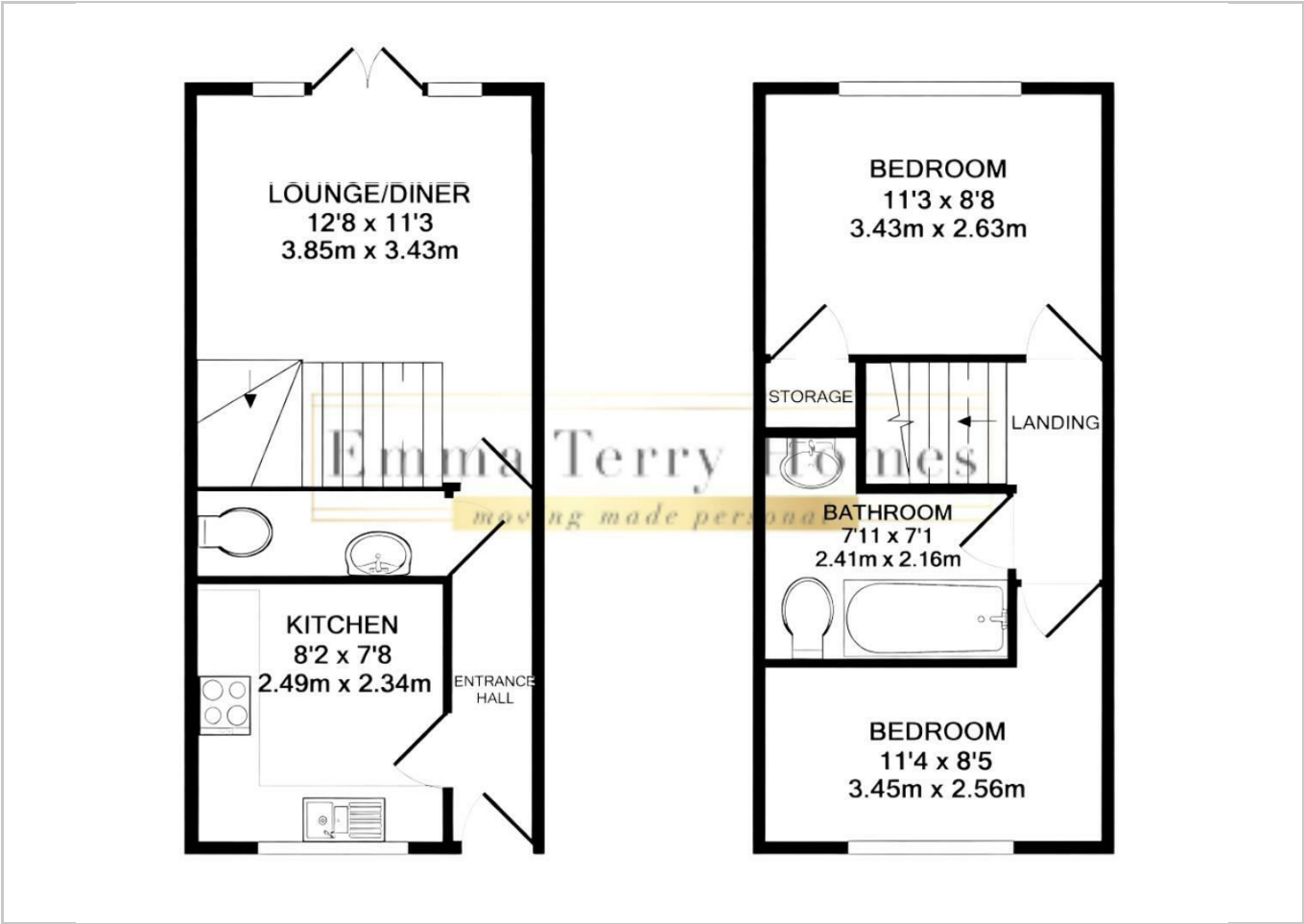
Road Map



Hybrid Map



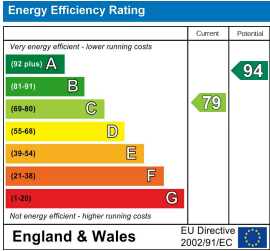
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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