





£220,000-£230,000

GUIDE PRICE



EMERYS ROAD
GEDLING

- THREE STOREY
- KITCHEN/DINER
- THREE BEDROOMS
- EN SUITE BATHROOM
- DOWNSTAIRS WC
- GARAGE IN SEPARATE BLOCK
- EPC C





Immaculately Presented Three-Storey End Town House

WE ARE DELIGHTED TO PRESENT THIS SPACIOUS THREE-STOREY END TOWN HOUSE, SITUATED IN A QUIET AND HIGHLY REGARDED RESIDENTIAL AREA BEING CLOSE PROXIMITY TO SCHOOLS AND EXCELLENT TRANSPORT LINKS, SUCH AS NEARBY TRAIN STATIONS AND EASY ACCESS TO THE CITY CENTRE.

UPON ENTERING THE PROPERTY, YOU ARE WELCOMED BY A BRIGHT AND INVITING HALLWAY, LEADING TO A SPACIOUS LOUNGE POSITIONED AT THE FRONT OF THE HOME WITH A LARGE WINDOW LETTING IN PLENTY OF NATURAL LIGHT. TO THE REAR OF THE PROPERTY LIES A WELL-APPOINTED DINING KITCHEN, FITTED WITH SLEEK WHITE UNITS, INTEGRATED OVEN AND HOB AND AMPLE ROOM FOR ADDITIONAL APPLIANCES. FRENCH DOORS OPEN DIRECTLY ONTO THE REAR GARDEN, CREATING A SEAMLESS FLOW BETWEEN INDOOR AND OUTDOOR SPACES. THE GROUND FLOOR ALSO BENEFITS FROM A CONVENIENT DOWNSTAIRS WC.

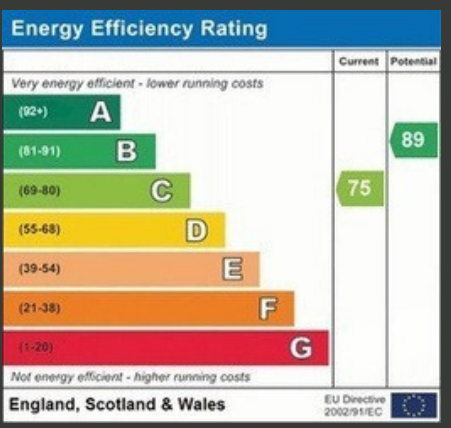
ON THE FIRST FLOOR, YOU'LL FIND TWO BEDROOMS, BOTH OF WHICH OFFER VERSATILITY FOR FAMILY LIVING, GUEST SPACE OR WORKING FROM HOME. THESE ARE SERVED BY A STYLISH FAMILY BATHROOM, FITTED WITH A MODERN WHITE SUITE.

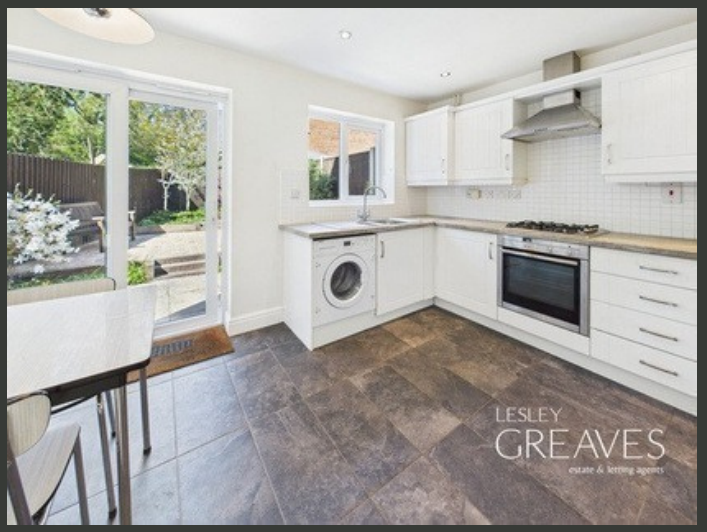
THE SECOND FLOOR IS DEDICATED TO THE SPACIOUS MASTER BEDROOM, CREATING A PEACEFUL AND PRIVATE RETREAT. THIS DOUBLE BEDROOM BENEFITS FROM FITTED WARDROBES AND ITS OWN CONTEMPORARY ENSUITE SHOWER ROOM, MAKING IT IDEAL FOR THOSE SEEKING ADDITIONAL PRIVACY AND COMFORT.

EXTERNALLY, THE PROPERTY CONTINUES TO IMPRESS. THERE ARE ATTRACTIVE GARDENS TO THE FRONT AND SIDE, WITH A GATED PATHWAY PROVIDING ACCESS TO THE BEAUTIFULLY LANDSCAPED REAR GARDEN. THE REAR GARDEN FEATURES A PAVED PATIO AREA, MATURE PLANTING AND SPACE FOR SEATING PERFECT FOR OUTDOOR DINING OR RELAXING IN THE SUNSHINE. A PRIVATE GARAGE IS LOCATED IN A SEPARATE BLOCK WHICH IS EASILY ACCESSED FROM THE GARDEN VIA A SECURE GATE.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE EVERYTHING THIS PROPERTY HAS TO OFFER.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 82 SQ METERS







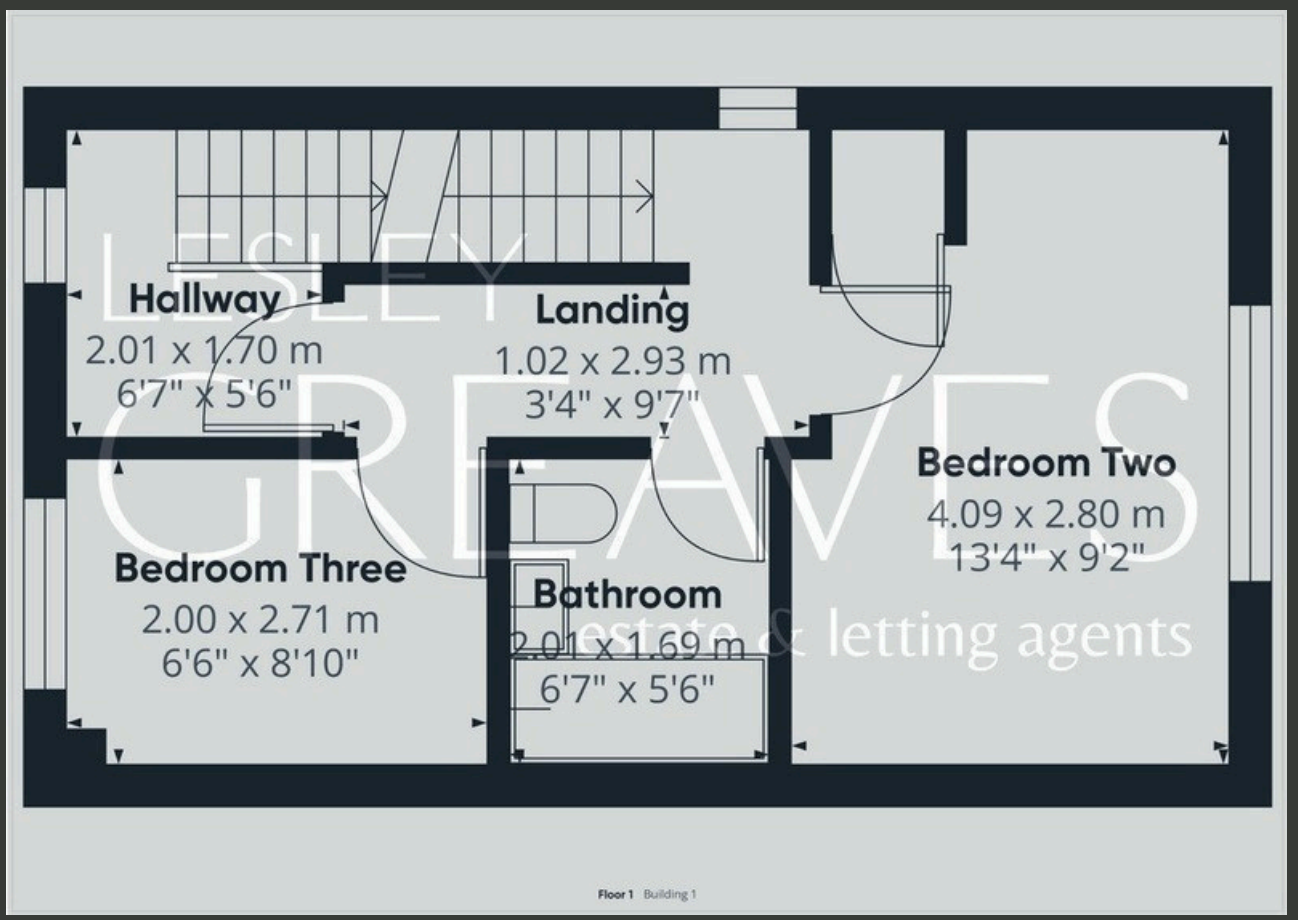









WC
0.94 x 2.00 m
3'1" x 6'6"
Hallway
1.15 x 1.16 m
3'9" x 3'9"
Living Room
3.14 x 4.25 m
10'3" x 13'11"
Kitchen/Diner
4.08 x 3.09 m
13'4" x 10'1"
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estate & letting agents
Floor 0 Building 1


Hallway
2.01 x 1.70 m
6'7" x 5'6"
Landing
1.02 x 2.93 m
3'4" x 9'7"
Bedroom Two
4.09 x 2.80 m
13'4" x 9'2"
Bedroom Three
2.00 x 2.71 m
6'6" x 8'10"
Bathroom
2.01 x 1.69 m
6'7" x 5'6"
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Floor 1 Building 1



Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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