JOHNSONS & PARTNERS

Estate and Letting Agency



105 PRIORY ROAD, GEDLING

NOTTINGHAM, NG4 3JZ

£220,000

2 1 2 D



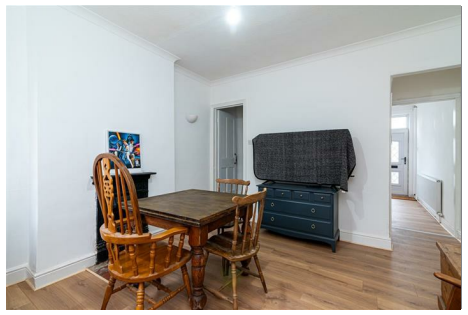


105 PRIORY ROAD

GEDLING, NOTTINGHAM, NG4 3JZ

£220,000







For Sale with NO CHAIN | Traditional Two-Bedroom Home | Two Reception Rooms | Spacious First-Floor Bathroom | Character Features | Generous Rear Garden | Excellent Potential | Popular Gedling Location |

Situated along Priory Road in the popular residential area of Gedling, this traditional two-bedroom home offers well-proportioned accommodation, attractive period features and an excellent opportunity for buyers looking to put their own stamp on a property.

The accommodation retains a number of appealing features, including original-style fireplaces, exposed wooden floorboards and generous ceiling heights.

The ground floor comprises a welcoming front living room, offering a comfortable space to relax, together with a separate dining room positioned towards the rear. The dining room provides plenty of space for a family dining table and leads through to a fitted kitchen, with access to the rear garden.

Upstairs, there are two well-proportioned double bedrooms, both offering comfortable accommodation and flexibility for a variety of furniture arrangements. The first floor also benefits from a particularly spacious bathroom, fitted with a bath, separate shower enclosure, washbasin and WC.

Outside, the property enjoys a good-length enclosed rear garden with established boundaries and considerable scope for landscaping to create an attractive outdoor space.

While the property would benefit from some updating and improvement, it offers a solid starting point for buyers seeking a traditional home with character and the opportunity to create something individual.

Priory Road is conveniently positioned for Gedling's local amenities, shops, schools and transport connections, with Nottingham city centre and the surrounding areas readily accessible.

An appealing opportunity for first-time buyers, investors or anyone seeking a character property with scope to enhance and add their own finishing touches.

Entrance

Living Room
12'0" × 11'5" (3.68 × 3.48)

Dining Room
12'2" × 12'0" (3.72 × 3.68)

Kitchen
11'7" × 6'5" (3.55 × 1.96)

First Floor Landing

Bedroom One
12'1" × 11'6" (3.69 × 3.51)

Bedroom Two
12'1" × 9'0" (3.70 × 2.76)

Bathroom
11'7" × 6'5" (3.55 × 1.98)

Rear Store
6'4" × 2'11" (1.95 × 0.91)

Outside Store & Spacious Rear Garden









Road Map



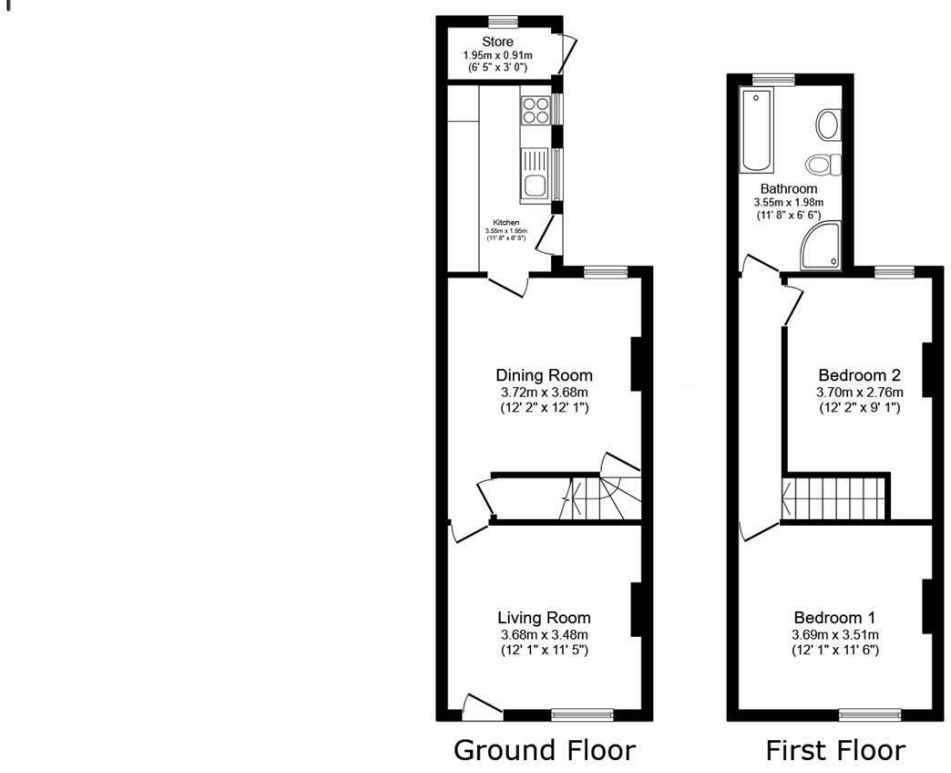
Hybrid Map



Terrain Map



Floor Plan



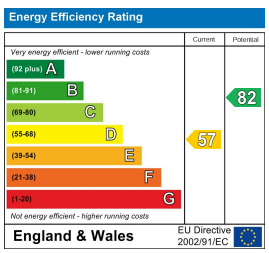
Total floor area: 77.2 sq.m. (831 sq.ft.)

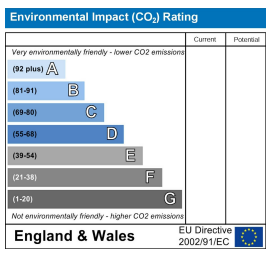
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

111 Church Road, Burton Joyce, Nottingham, NG14 5DJ
T: 0115 931 2020 | **E:** burtonjoyce@johnsonsandpartners.co.uk
www.johnsonsandpartners.co.uk