



£215,000

GUIDE PRICE

EMERYS ROAD

GEDLING

- THREE BEDROOMS
- KITCHEN/DINER
- EN SUITE SHOWER
- GARAGE
- NO CHAIN
- EPC C



Spacious Three-Bedroom Mid-Town House with no Upward Chain

WE ARE DELIGHTED TO PRESENT THIS THREE-BEDROOM MID-TOWN HOUSE, OFFERED TO THE MARKET WITH NO UPWARD CHAIN, IDEALLY SITUATED IN A SOUGHT-AFTER RESIDENTIAL AREA, CONVENIENTLY CLOSE TO WELL-REGARDED SCHOOLS AND EXCELLENT TRANSPORT LINKS, INCLUDING NEARBY TRAIN STATIONS AND EASY ACCESS TO THE CITY CENTRE.

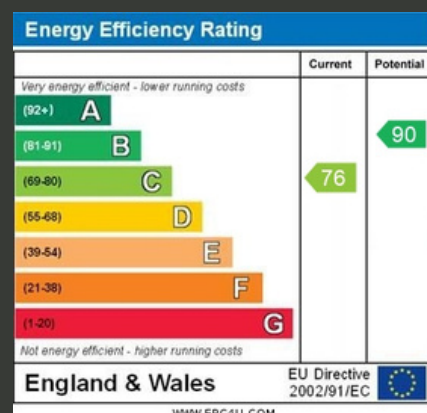
UPON ENTERING THE PROPERTY, YOU ARE WELCOMED BY A HALLWAY THAT LEADS INTO A SPACIOUS LOUNGE POSITIONED AT THE FRONT OF THE HOME. A LARGE WINDOW ALLOWS AN ABUNDANCE OF NATURAL LIGHT TO FLOOD THE ROOM, CREATING A WARM AND WELCOMING LIVING SPACE.

TO THE REAR OF THE PROPERTY IS A WELL-APPOINTED DINING KITCHEN, OFFERING AMPLE SPACE FOR FREESTANDING APPLIANCES AND FAMILY DINING. PATIO DOORS OPEN DIRECTLY ONTO THE REAR GARDEN, CREATING A SEAMLESS CONNECTION BETWEEN THE INDOOR AND OUTDOOR LIVING SPACES. THE GROUND FLOOR ALSO BENEFITS FROM A CONVENIENT DOWNSTAIRS WC.

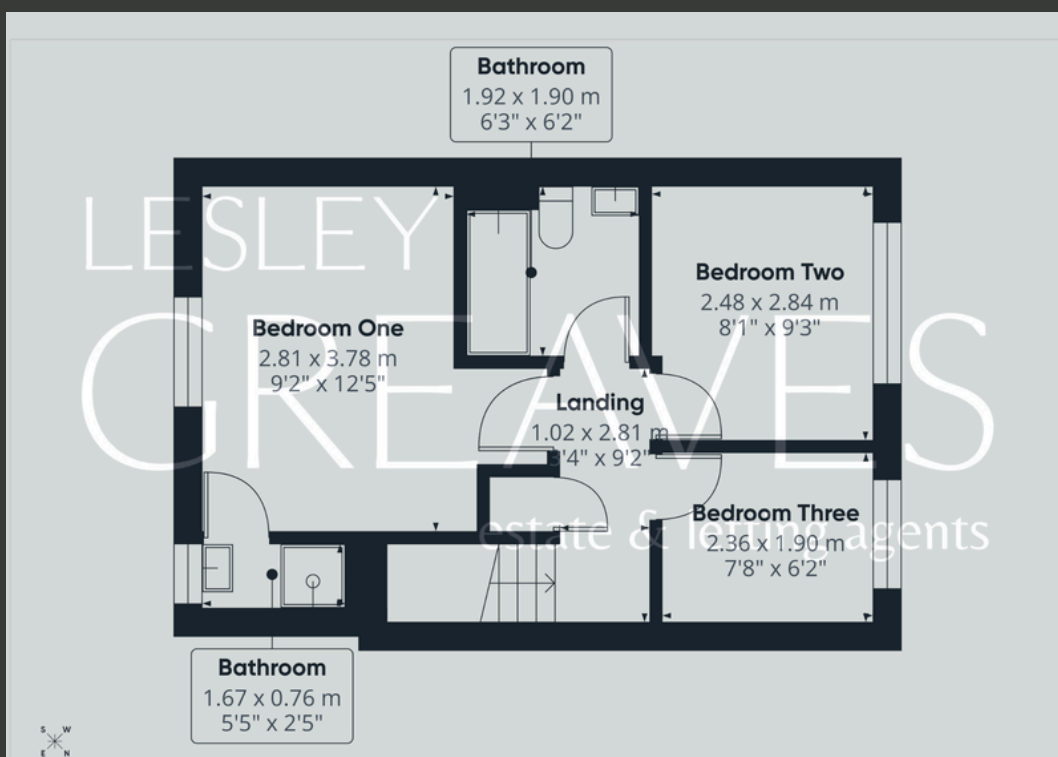
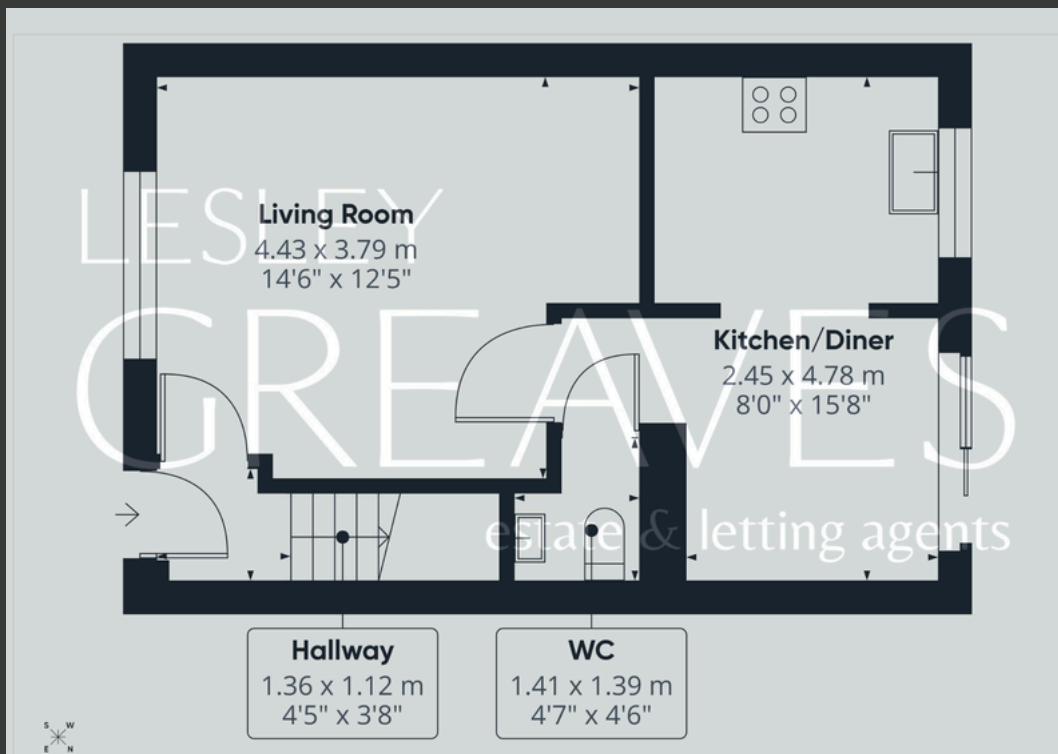
THE FIRST FLOOR COMPRISES THREE BEDROOMS. THE MAIN BEDROOM BENEFITS FROM FITTED WARDROBES AND A PRIVATE EN-SUITE SHOWER ROOM, WHILE THE REMAINING BEDROOMS OFFER EXCELLENT VERSATILITY FOR FAMILY LIVING OR HOME WORKING. A MODERN FAMILY BATHROOM COMPLETES THE FIRST-FLOOR ACCOMMODATION.

EXTERNALLY, THE REAR GARDEN FEATURES A PAVED PATIO SEATING AREA, PERFECT FOR OUTDOOR DINING OR ENTERTAINING. A PRIVATE GARAGE, LOCATED IN A SEPARATE BLOCK, IS EASILY ACCESSED FROM THE GARDEN VIA A SECURE GATE.

- LEASEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 72 SQ METERS







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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