

JOHNSONS & PARTNERS

Estate and Letting Agency



70 CORONATION WALK, GEDLING

NOTTINGHAM, NG4 4AQ

£190,000



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For Sale with NO CHAIN | Large Plot | Three Bedroom Semi Detached | Viewings Highly Advised |

****Bedroom and Bathroom Photos to Follow****

Occupying a generous corner plot on one of Gedling's sought-after residential roads, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to create a home tailored to their own tastes. Offered to the market with no upward chain, the property is ideal for first-time buyers, families or investors seeking a refurbishment project in a desirable location.

The ground floor offers a welcoming entrance hall leading to a spacious dual-aspect lounge, flooded with natural light and providing an excellent living space. The kitchen overlooks the rear garden and offers plenty of scope for redesign and modernisation. Beyond the kitchen is a useful pantry/store together with an attached outhouse, providing excellent additional storage or potential for future conversion, subject to the necessary consents.

To the first floor are three well-proportioned bedrooms, a bathroom and a separate WC, creating a practical layout for family living.

Externally, the property enjoys a substantial corner plot with mature front, side and rear gardens offering a high degree of privacy and enormous potential for landscaping or extension, subject to planning permission. The generous outdoor space is a real feature of the property and offers exciting possibilities for those looking to enhance and add value.

Coronation Walk is a particularly popular location within Gedling, ideally positioned for a wide range of local shops, supermarkets, schools and leisure facilities. Excellent transport links provide easy access into Nottingham City Centre, whilst nearby bus routes and road connections make commuting straightforward.

Properties on plots of this size rarely remain available for long and this home offers a fantastic opportunity to create something truly special.

Entrance Hallway

Living Room

13'4" x 17'5" max (4.08m x 5.33m max)

Kitchen

8'6" x 10'4" (2.61m x 3.15m)

Pantry

First Floor Landing

Bedroom One

13'5" max x 10'6" max (4.09m max x 3.21m max)

Bedroom Two

7'2" x 10'4" (2.20m x 3.15m)

Bedroom Three

10'4" x 6'8" (3.15m x 2.05m)

Bathroom

6'3" x 6'8" (1.93m x 2.05m)

WC

Outhouse/Store

6'3" x 6'8" max (1.93m x 2.04m max)

Move With Us AML Details

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

Please advise all parties making an offer that, should their offer be accepted, this charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued. A copy of the completed purchaser CDD documentation can be provided upon request, should you require it for your own compliance records.

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band B

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

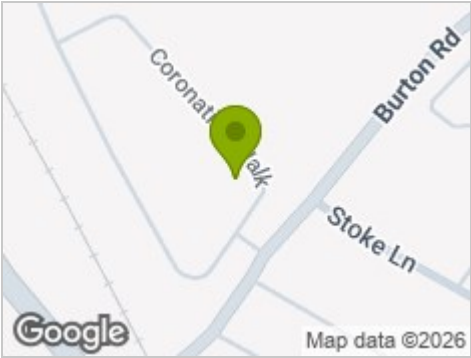
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



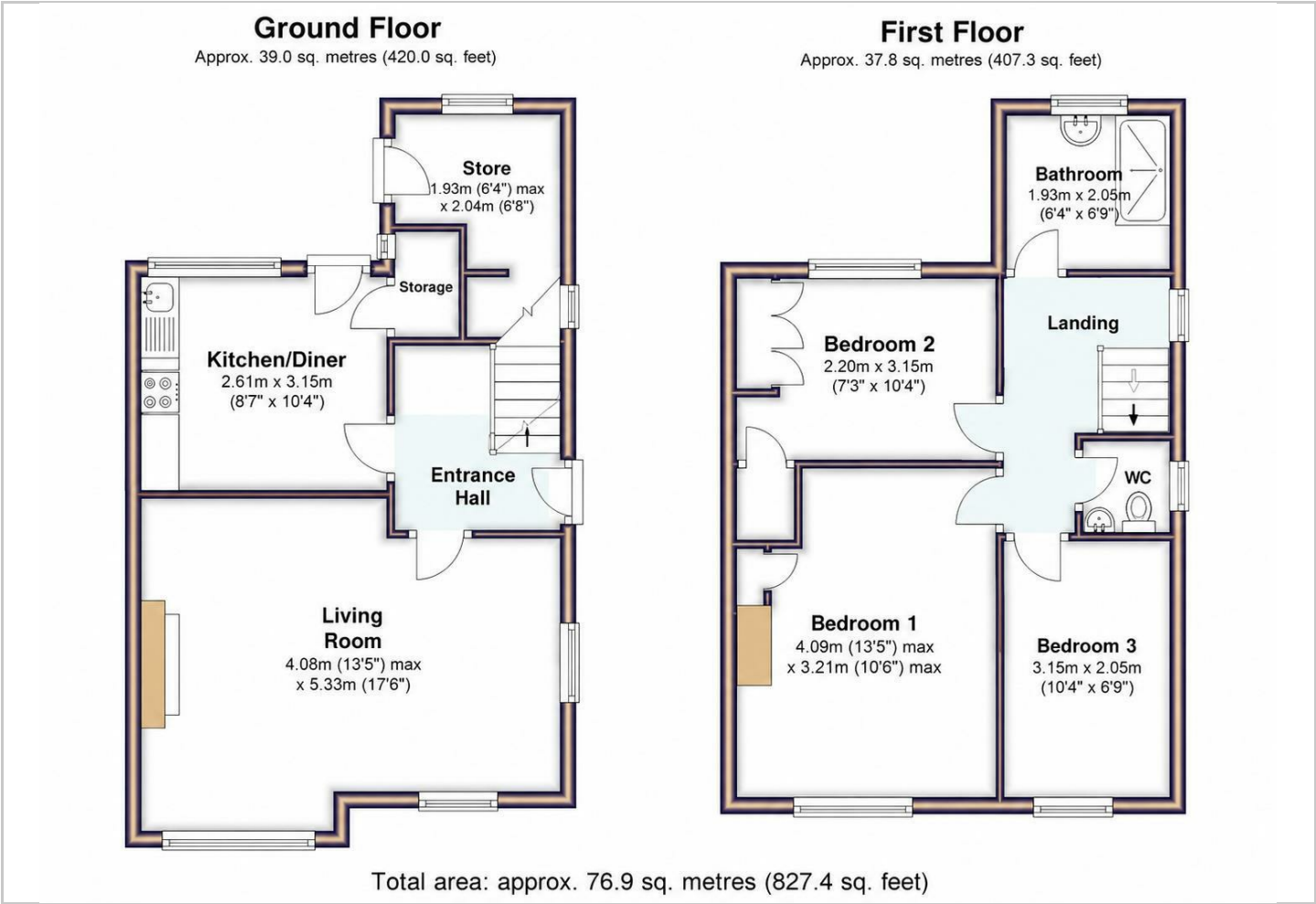
Hybrid Map



Terrain Map



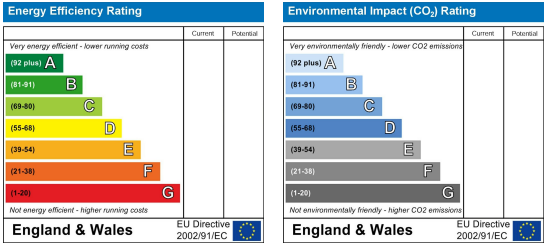
Floor Plan



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