

# JOHNSONS & PARTNERS

Estate and Letting Agency



**97 EMERYS ROAD, GEDLING**

NOTTINGHAM, NG4 2QR

**£245,000**



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Three Bedrooms | Modern Interiors Throughout | Popular Location | Close to Local Amenities | Low Maintenance Rear Garden | Council Tax Band B | Driveway for Two Cars | Viewings are Highly Advised |

Step inside this beautifully presented three-bedroom townhouse situated on Emerys Road in the sought-after area of Gedling, and discover the perfect blend of style and comfort, making it an ideal abode for first-time buyers and families alike.

As you enter this modern home, you are greeted by a chic living and dining room, bathed in natural light courtesy of the elegant French doors that open onto a delightful low-maintenance, south-east facing rear garden—offering the perfect backdrop for both relaxation and entertaining. The contemporary kitchen, well-appointed with sleek fixtures and fittings, will inspire your inner chef and make everyday meal preparation a true joy.

Practicality is not compromised, as the property boasts a handy ground floor WC, alongside a stylish modern bathroom on the upper level that serves the three generously proportioned bedrooms, each offering a peaceful retreat after a long day.

This townhouse is not only aesthetically pleasing but also incredibly functional, featuring a driveway with ample space for two cars, ensuring parking is never a concern. Nestled in a popular location, you're within easy reach of local amenities, adding to the convenience of this charming home.

We strongly recommend viewings to fully appreciate the quality on offer. This property is a testament to modern living, designed with the utmost care to ensure a warm and welcoming atmosphere. Don't miss the opportunity to make this your family's new sanctuary.



### Entrance Hallway

### Living Room and Dining Area

16'1" x 15'7" (4.92 x 4.77)

### Kitchen

10'6" x 9'1" (3.21 x 2.78)

### Ground Floor WC

### First Floor Landing

### Bedroom One

13'7" x 9'3" (4.15 x 2.84)

### Bedroom Two

12'8" x 8'3" (3.88 x 2.53)

### Bedroom Three

8'10" x 7'6" (2.70 x 2.29)

### Bathroom

7'1" x 6'4" (2.17 x 1.95)

### 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.

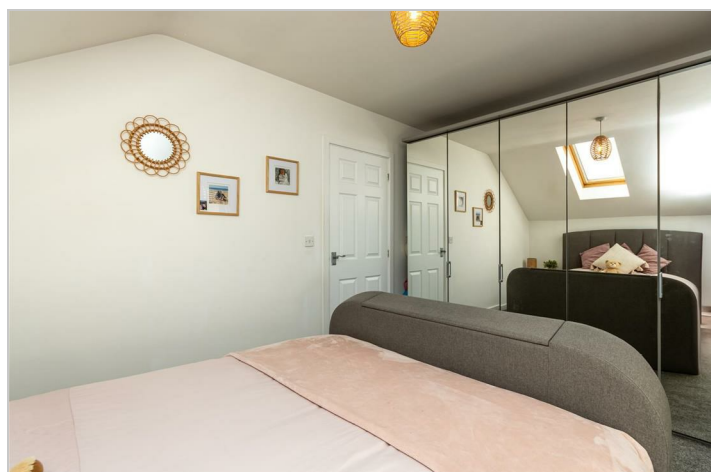
The vendor has advised the following:

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.

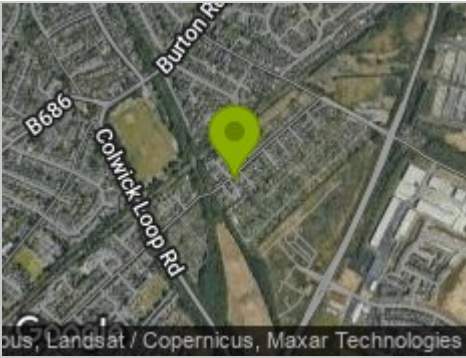
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details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



Road Map



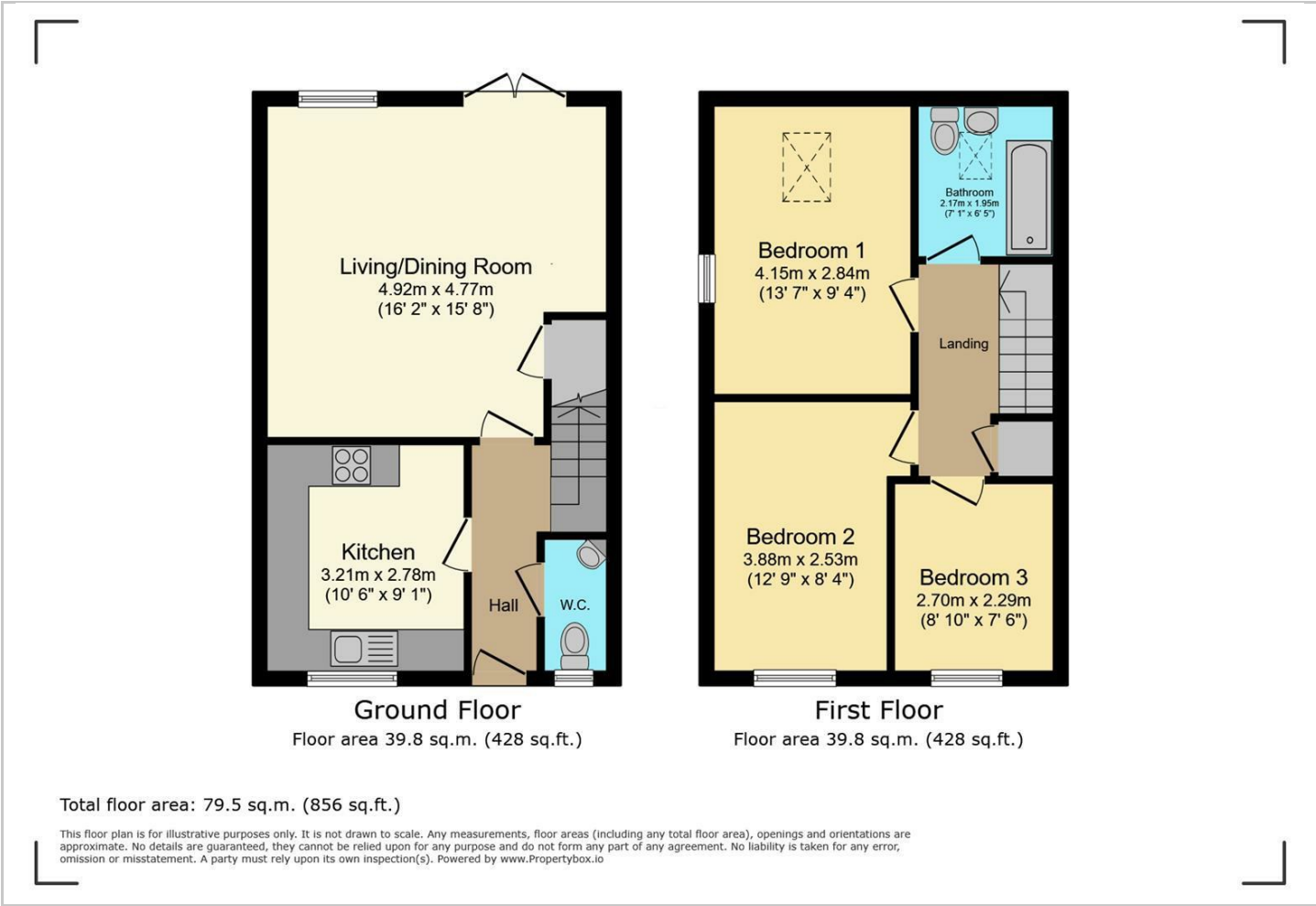
Hybrid Map



Terrain Map



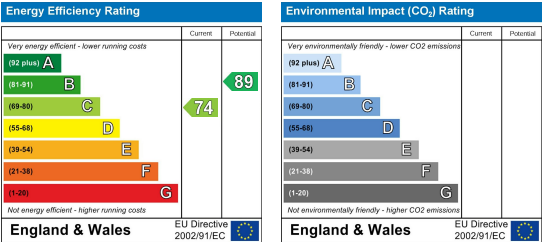
Floor Plan



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.