

# JOHNSONS & PARTNERS

Estate and Letting Agency



**10 YORK CLOSE,**

GEDLING, NG4 4WD

**£240,000**



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For Sale with NO CHAIN | Two Bedroom Bungalow | Immaculately Presented Throughout | Modern Interiors | Cul-de-sac Location | Low Maintenance Rear Garden | Driveway | Viewings are Advised |

Nestled in the charming and peaceful York Close in Gedling, this delightful two-bedroom semi-detached bungalow presents a perfect blend of comfort and convenience, offered to the market with the benefit of no upward chain.

Immaculately presented throughout, the property invites you into a spacious living room that exudes warmth and tranquillity, making it an ideal space for relaxation or entertaining guests. The modern kitchen, equipped with all the necessary appliances, also features a door that opens out to a beautiful, low-maintenance rear garden, providing a serene outdoor retreat for al fresco dining or simply unwinding amidst nature.

Both bedrooms in this lovely abode are generously sized doubles, offering ample space for a restful night's sleep and storage solutions for all your belongings. Complementing the bedrooms is a contemporary shower room, finished to a high standard to ensure a fresh and invigorating start to your day.

The property also boasts two dedicated parking spaces, alleviating any parking concerns and adding to the convenience this bungalow offers.

Located within close proximity to a plethora of local amenities and transport links, the new owners will find everything they need within easy reach. The absence of a forward chain ensures a smoother and potentially quicker buying process, ideal for those eager to settle into their new home without delay.

Viewings are highly advised to fully appreciate the standard of accommodation on offer. This bungalow represents an excellent opportunity for buyers in search of a comfortable, ready-to-move-into home with the added advantage of ground-level living. Don't miss out on the chance to make this serene sanctuary your own.

## Entrance Hallway

## Living Room

13'5" x 10'4" (4.10 x 3.17)

## Kitchen

8'8" x 8'3" (2.66 x 2.52)

## Bedroom One

10'11" x 10'4" (3.35 x 3.17)

## Bedroom Two

11'5" x 8'1" (3.49 x 2.48)

## Shower Room

7'0" x 5'4" (2.14 x 1.63)

## Driveway

## 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:

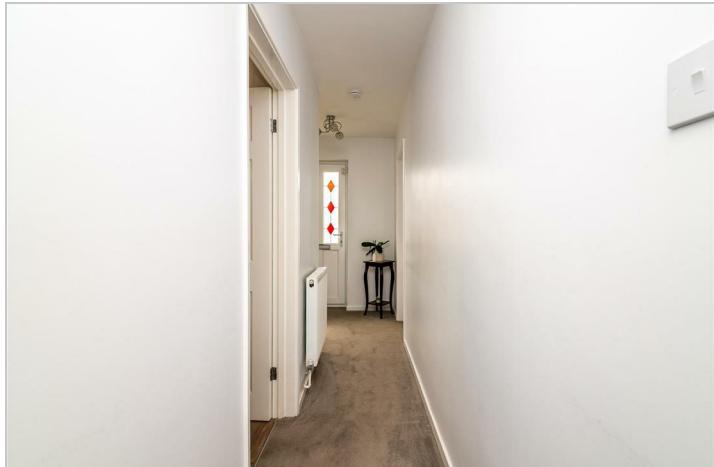
Property Tenure is Freehold

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



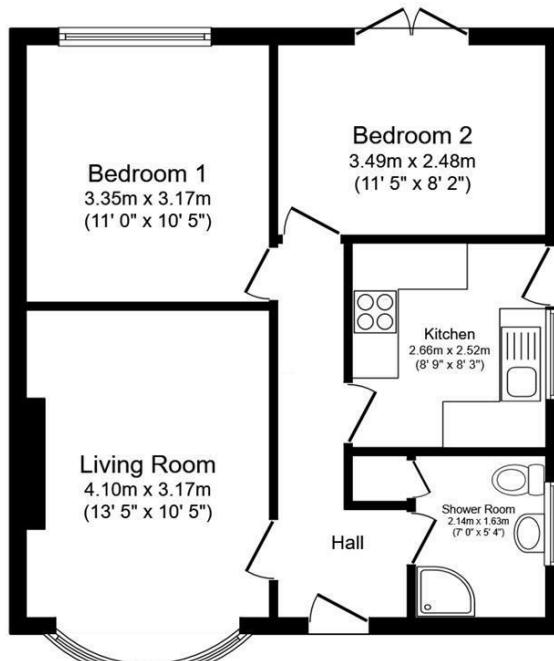
## Hybrid Map



## Terrain Map



## Floor Plan



Floor Plan

Floor area 51.5 sq.m. (554 sq.ft.)

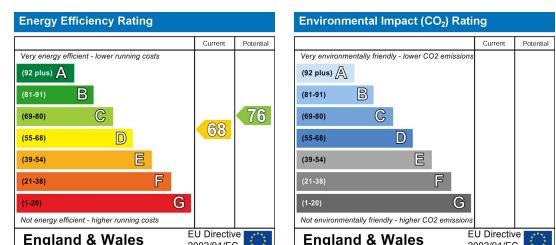
Total floor area: 51.5 sq.m. (554 sq.ft.)

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](http://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



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