

JOHNSONS & PARTNERS

Estate and Letting Agency



9 WILLOW LANE, GEDLING

NOTTINGHAM, NG4 4BJ

£375,000



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A beautifully presented and totally refurbished, detached bungalow; that comes to the market with the added incentive of have 'no upward chain' which helps to simplify the whole buying process. The property is situated in an elevated position within this extremely sought after part of Gedling; close to an excellent range of amenities for the whole family including popular schools, shops, public transport, and great recreational facilities.

In brief the double glazed and centrally heated accommodation comprises entrance porch, reception hallway, lounge with doors out to the rear garden, breakfast kitchen, rear porch, three good sized bedrooms and family bathroom. To the outside, there are low maintenance gardens to both the front and rear as well as parking for multiple vehicles and a garage.

This is a great, family, sized home and needs to be viewed in order to fully appreciate all that it offers. With this in mind, we strongly recommend you contact us as soon as possible to book your personal viewing appointment.

Entrance Hallway
10'1" x 6'8" (3.07 x 2.03)

Bedroom One
13'0" x 13'0" (3.96 x 3.96)

Bedroom Two
10'4" x 11'9" (3.15 x 3.58)

Bedroom Three
8'9" x 12'0" (2.67 x 3.66 (2.66 x 3.65))

Bathroom
8'5" x 6'9" (2.57 x 2.06)

Living Room
16'4" x 13'9" (4.98 x 4.19)

Kitchen/Diner
13'9" x 12'5" (4.19 x 3.78)

Utility/Storage Room

Outside:

Garage

Front and Rear Gardens

Agents Notes

Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract.

The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as exact measurements and potential interested parties are advised to re-check the measurements for accuracy.

Anti Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Johnsons and Partners instructing solicitors in the purchase or the sale of a property.



Road Map



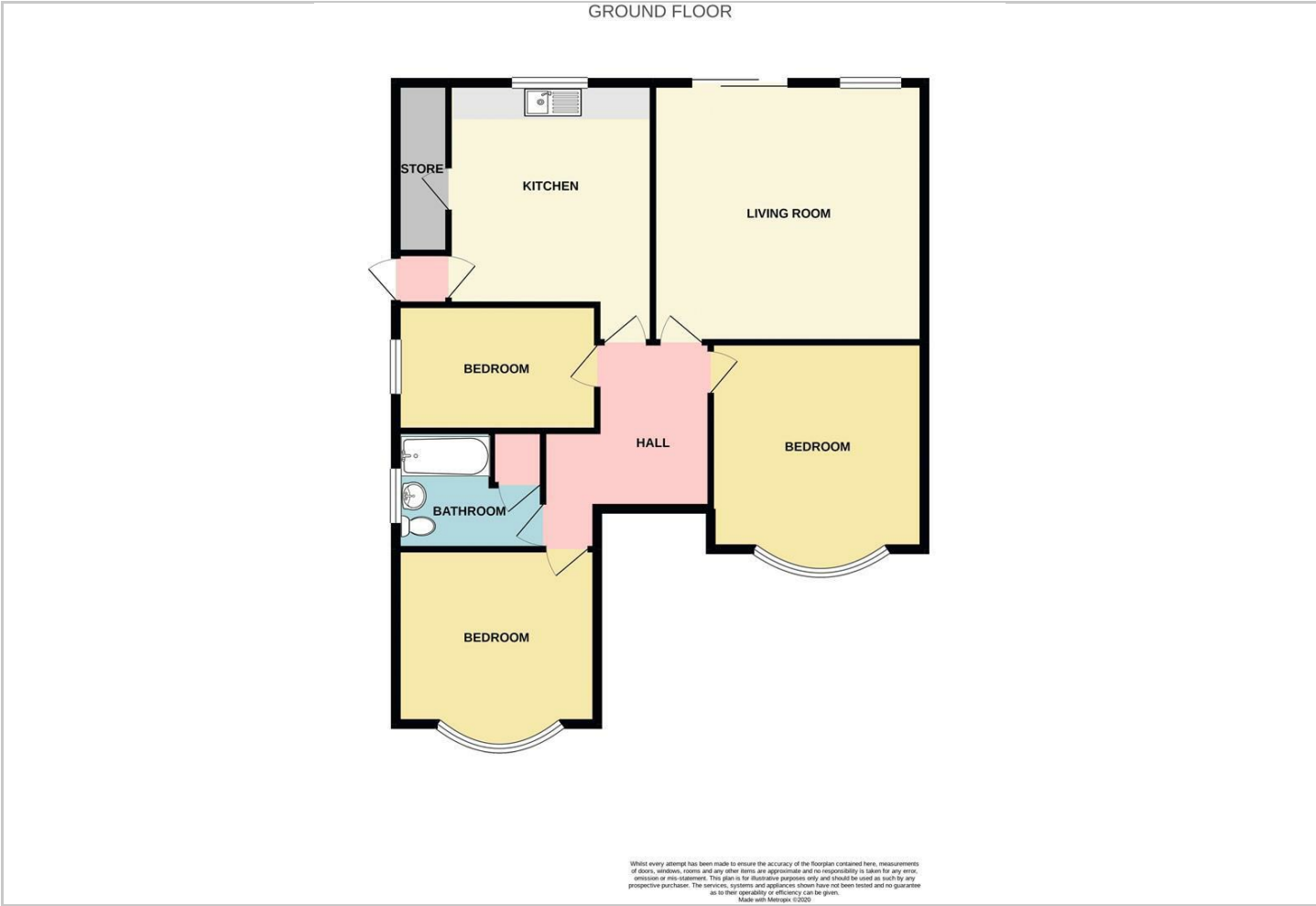
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Gedling Office on 0115 855 6622 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.