



£190,000-£200,000

Guide Price

EMERYS ROAD  
GEDLING



- TWO RECEPTION ROOMS
- MODERN KITCHEN
- UTILITY ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- PRIVATE GARDEN
- EPC C



## Spacious Two-Bedroom Mid-Terraced House

THIS SPACIOUS TWO-BEDROOM MID-TERRACED HOUSE IS PERFECT FOR BOTH FIRST-TIME BUYERS AND INVESTORS, OFFERING GENEROUS LIVING SPACE THROUGHOUT. LOCATED IN A HIGHLY SOUGHT-AFTER AREA, THE PROPERTY BENEFITS FROM CLOSE PROXIMITY TO SCHOOLS AND EXCELLENT TRANSPORT LINKS.

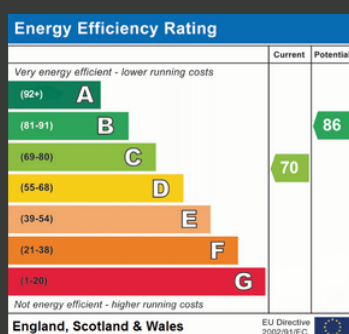
UPON ENTERING THE PROPERTY THROUGH THE FRONT DOOR, YOU ARE WELCOMED INTO A COZY AND INVITING LOUNGE, PERFECT FOR RELAXATION. THE LOUNGE FLOWS SEAMLESSLY INTO A BRIGHT AND AIRY DINING ROOM, WHICH OFFERS AMPLE SPACE FOR FAMILY MEALS OR ENTERTAINING GUESTS. THE DINING ROOM ALSO PROVIDES ACCESS TO THE REAR GARDEN AND FEATURES STAIRS LEADING TO THE FIRST FLOOR.

FROM THE DINING ROOM, YOU'LL FIND THE GALLEY-STYLE FITTED KITCHEN, DESIGNED WITH BOTH PRACTICALITY AND STYLE IN MIND. THE KITCHEN OFFERS AMPLE STORAGE WITH PLENTY OF CUPBOARDS AND WORKTOP SPACE, AS WELL AS ROOM FOR FREESTANDING APPLIANCES, MAKING IT A FUNCTIONAL AND WELLEQUIPPED SPACE FOR COOKING. TOWARDS THE BACK OF THE KITCHEN, THERE IS A CONVENIENT UTILITY ROOM FOR A LAUNDRY OR ADDITIONAL STORAGE, WHICH HOUSES A WC.

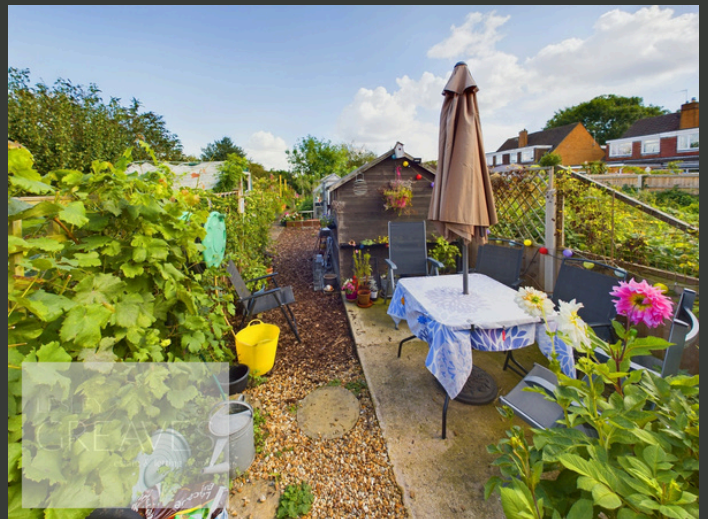
UPSTAIRS, THE FIRST FLOOR FEATURES TWO SPACIOUS DOUBLE BEDROOMS, EACH OFFERING COMFORT AND RELAXATION. THE MAIN BEDROOM INCLUDES BUILT-IN STORAGE TO MAXIMIZE SPACE. ACCESS TO THE BATHROOM COMPLETE WITH LUXURIOUS UNDERFLOOR HEATING FOR YEAR-ROUND COMFORT IS THROUGH THE SECOND BEDROOM.

THE REAR GARDEN IS IMPRESSIVELY LONG AND WELL-ORGANIZED, FEATURING VARIOUS FUNCTIONAL AND RELAXING AREAS. TOWARD THE REAR OF THE PROPERTY, YOU'LL FIND A PRODUCTIVE ALLOTMENT SPACE, SEPARATE SEATING ARE AND CLOSER TO THE HOUSE IS COMPLEMENTED BY A PATIO, WHICH EXTENDS THE OUTDOOR LIVING SPACE AND OFFERS FURTHER OPPORTUNITIES FOR RELAXATION. THE GARDEN'S LAYOUT ALLOWS FOR A COMBINATION OF LEISURE AND PRACTICALITY, MAKING IT A VERSATILE AND APPEALING OUTDOOR AREA.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; NOTTINGHAM CITY COUNCIL
- MEASUREMENTS; 84 SQ METERS









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