

# JOHNSONS & PARTNERS

Estate and Letting Agency



**21 TINTERN DRIVE,**

NOTTINGHAM, NG8 5FD

**£180,000**





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, NOTTINGHAM, NG8 5FD

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For Sale with No Chain | Three Bedrooms | Large Plot | Ideal for Development (Subject to Planning) | Popular Location | Garage and Driveway | Close to Local Transport Links | Viewings are Advised |

Delightfully poised on Tintern Drive, Basford, this three-bedroom home presents an unmissable opportunity for first-time buyers or developers seeking a property brimming with potential. The residence, which proudly stands on a large corner plot, is a canvas awaiting your personal touch.

Encapsulating classic charm with its large plot, the property offers an inviting living room, a practical kitchen, and a convenient ground floor shower room. Upstairs, three well-proportioned bedrooms create an ideal family setting or a blank slate for creative refurbishment.

Among its many attractive features, this home boasts a south-east facing rear garden that revels in the warmth of the morning sun, creating an idyllic outdoor haven for relaxation or entertainment. Backing onto serene parkland, the property ensures peace and privacy, inviting you to unwind amidst nature's embrace.

Parking is a breeze with a driveway and garage accommodating up to two vehicles, ensuring you and your guests are welcomed with ample space. Moreover, the sizeable plot hints at the exciting possibility of a substantial extension or, for the visionary developer, a new small building project, subject to obtaining the necessary planning permissions.

This property's true potential can only be appreciated in person. Viewings are highly recommended to envisage the remarkable prospects that await. Take the first step towards your new home or next development venture and discover the charm of Tintern Drive.

[Entrance Hallway](#)

[Living Room](#)

[Kitchen](#)

[Ground Floor Shower Room](#)

[Ground Floor WC](#)

[First Floor Landing](#)

[Bedroom One](#)

[Bedroom Two](#)

[Bedroom Three](#)

[Driveway and Garage](#)

[Agents Disclaimer](#)

Disclaimer - Council Tax Band Rating - Nottingham Council – Tax Band A

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,

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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.

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Road Map



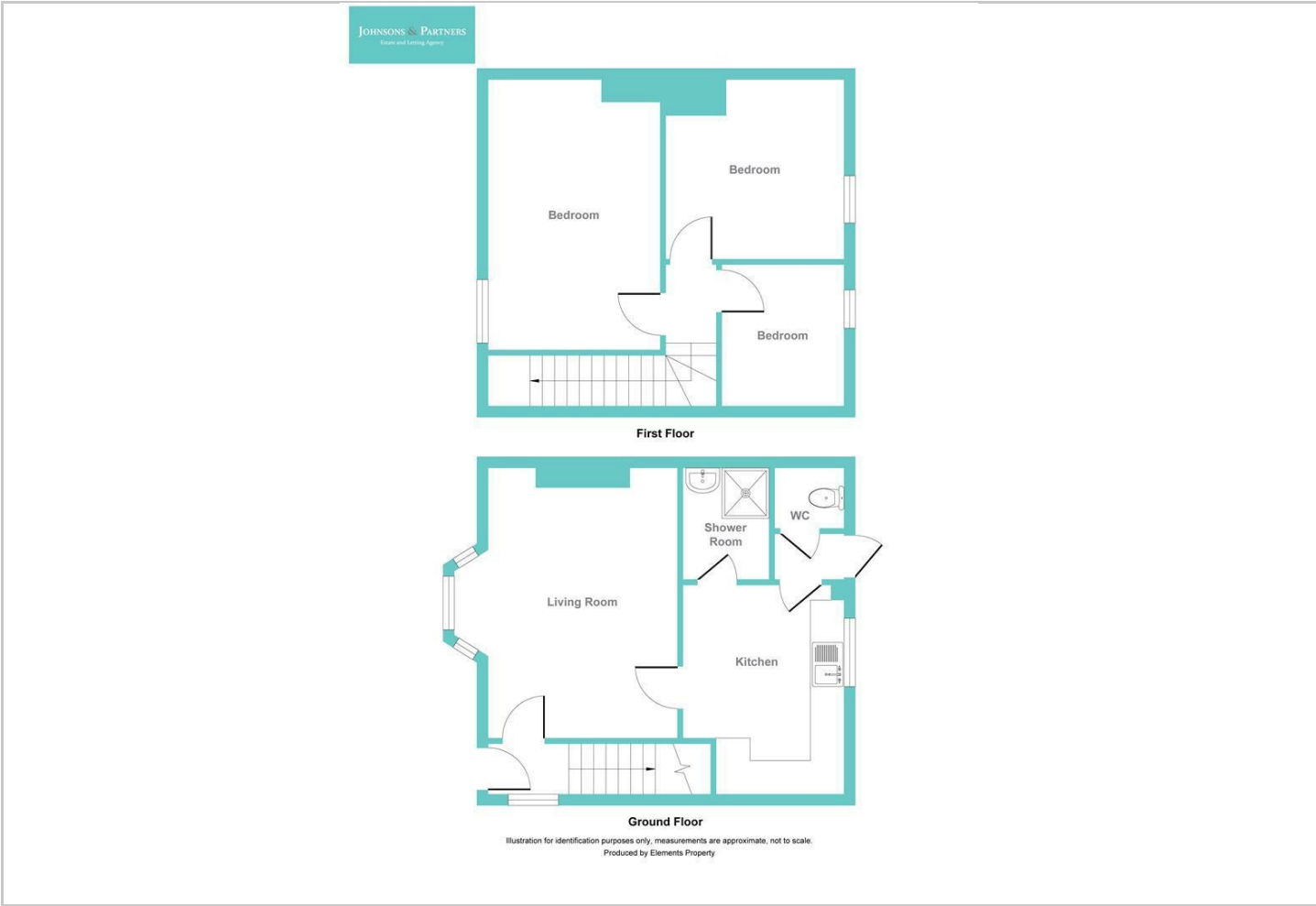
Hybrid Map



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.