

JOHNSONS & PARTNERS

Estate and Letting Agency



2 CARNARVON GROVE, GEDLING

NOTTINGHAM, NG4 3HF

£220,000



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Three Bedrooms | Immaculately Presented Throughout | Dining Kitchen | Modern Bathroom Suite | Close to Local Amenities | Close to Local Transport Links | **FULL MARKETING TO FOLLOW |**

Nestled within the charming Carnarvon Grove in Gedling, Nottingham, this beautifully presented 3-bedroom end terrace property boasts both contemporary style and spacious accommodation. An ideal home for a range of buyers, from first-time purchasers to growing families, this delightful residence offers modern living within a highly sought-after locale.

Key features include a well-appointed kitchen diner fitted with the latest appliances, a cosy living room perfect for relaxing, three generously sized bedrooms, and a modern family bathroom. The interior is finished with a tasteful decor that radiates a warm and inviting atmosphere throughout.

To the rear of the property, you'll find a sizeable, meticulously maintained garden that provides a private and serene outdoor space, perfect for children's play or alfresco dining. The convenience of driveway parking is available for two vehicles, a true asset in this popular residential area.

Local amenities are aplenty, with Gedling serving up a variety of supermarkets, the Gedling Library, healthcare facilities, and an array of shops along Main Road for your everyday needs. Families will appreciate the proximity to reputable schools and excellent transport links, including frequent bus services to Nottingham city centre and major roadways like the A612, A6211, and the new Gedling Access Road, enhancing connectivity.

Recreational pursuits are well catered for with the sprawling Gedling Country Park, the tranquil Gedling House Woods, and the recreational facilities at Willow Park, all offering abundant opportunities for leisure and relaxation.

This property represents an exceptional opportunity and is not to be missed. Early viewing is highly recommended to fully appreciate what this lovely home has to offer and to avoid disappointment.

Entrance Hallway

Living Room

Dining Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

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.



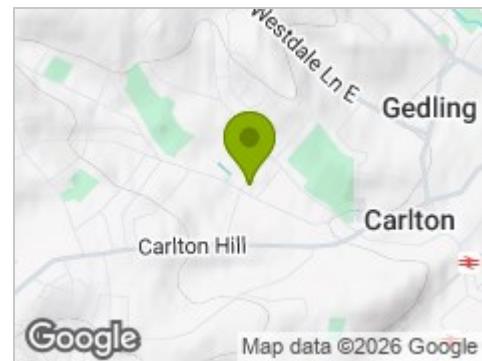
Road Map



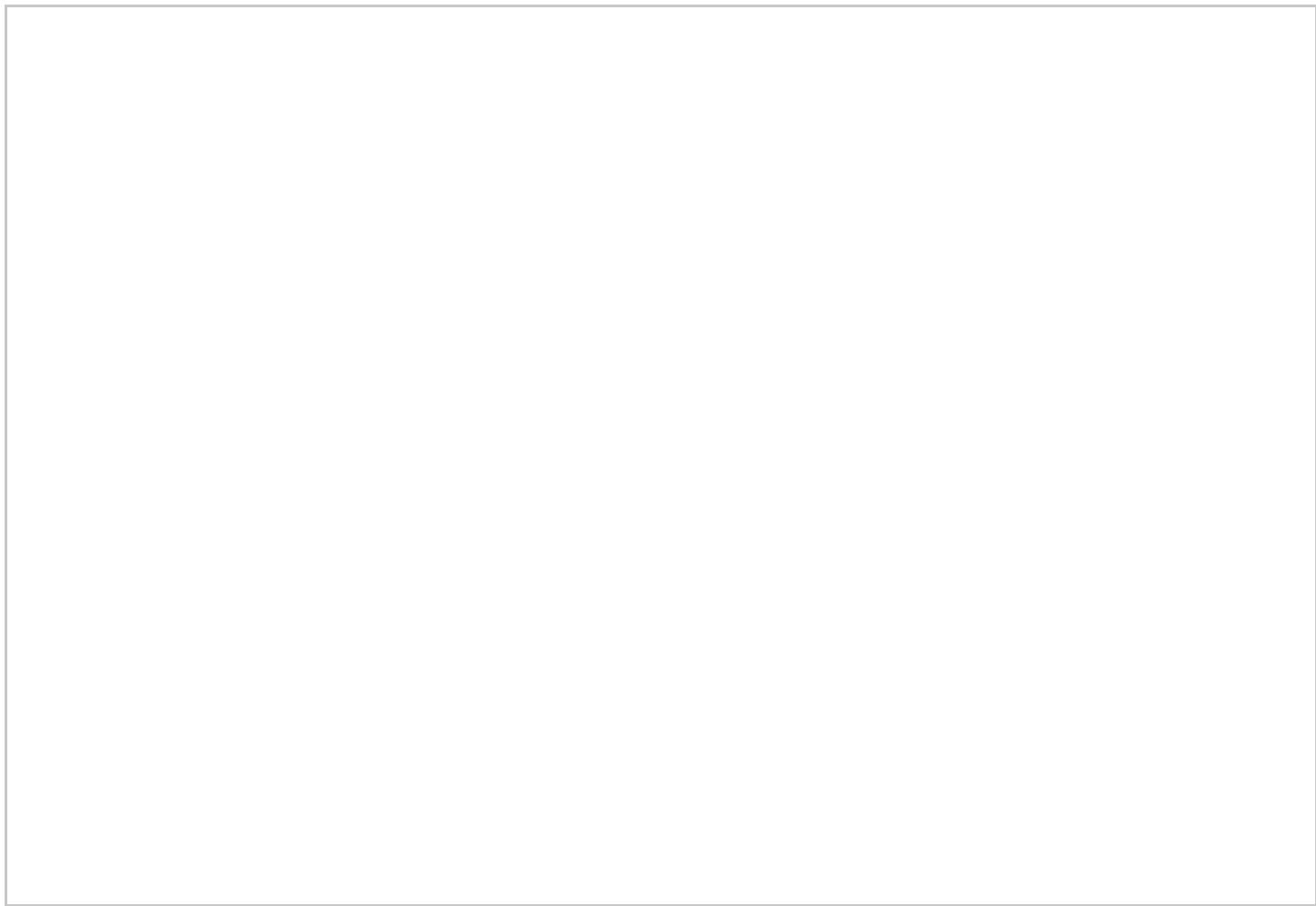
Hybrid Map



Terrain Map



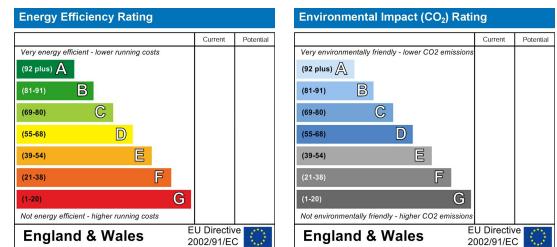
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.