

# JOHNSONS & PARTNERS

Estate and Letting Agency



**35 WARREN AVENUE,**

NOTTINGHAM, NG5 1DF

**£225,000**



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, NOTTINGHAM, NG5 1DF

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For Sale with NO CHAIN | Three Bedrooms | Semi Detached | Garage and Driveway | Well Presented Throughout | Popular Location | Enclosed Rear Garden | Close to Local Amenities | Viewings Advised |

Nestled within the leafy environs of Sherwood, this charming semi-detached property on Warren Avenue boasts a prime location with unrivalled convenience. Exuding curb appeal with its attractive façade, the home features three well-appointed bedrooms and a contemporary family bathroom, presenting an ideal opportunity for a wide spectrum of buyers, from young families to professionals.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a cosy living room, perfect for relaxing evenings. The adjoining dining room offers a convivial space for family meals and entertaining guests. The ground floor is completed by a stylish modern kitchen, equipped with all the necessities for the culinary enthusiast.

The first floor comprises two generously sized double bedrooms, a single bedroom suitable for a child's room or home office, and a modern family bathroom, all finished to a high standard. The home is complemented by a delightful enclosed private garden to the rear, offering a peaceful outdoor retreat for gardening enthusiasts and alfresco dining.

Parking is a breeze with a driveway and garage to the front, catering for up to two vehicles. The residence's location is second to none, with swift access to City Hospital, Nottingham city centre, and the plethora of amenities Sherwood has to offer, including boutique shops, vibrant bars, and delectable restaurants. Regular bus services ensure excellent connectivity, enhancing this property's appeal as a highly desirable abode.

This residence is not just a house, but a sanctuary in the heart of one of Nottingham's most sought-after areas, ready to welcome its new owners home. Don't miss the chance to own a piece of Warren Avenue—where comfort meets convenience.



#### Entrance Hallway

14'2" x 2'3" (4.33m x 0.71m)

#### Living Room and Dining Room

24'8" x 10'10" (7.54m x 3.31m)

#### Kitchen

9'10" x 7'1" (3.01m x 2.16m)

#### First Floor Landing

#### Bedroom One

8'8" x 13'3" (2.66m x 4.04m)

#### Bedroom Two

11'1" x 8'9" (3.40m x 2.68m)

#### Bedroom Three

7'6" x 7'3" (2.31m x 2.22m)

#### Bathroom

7'2" x 8'3" (2.20m x 2.52m)

#### Garage and Driveway

#### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Nottingham 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



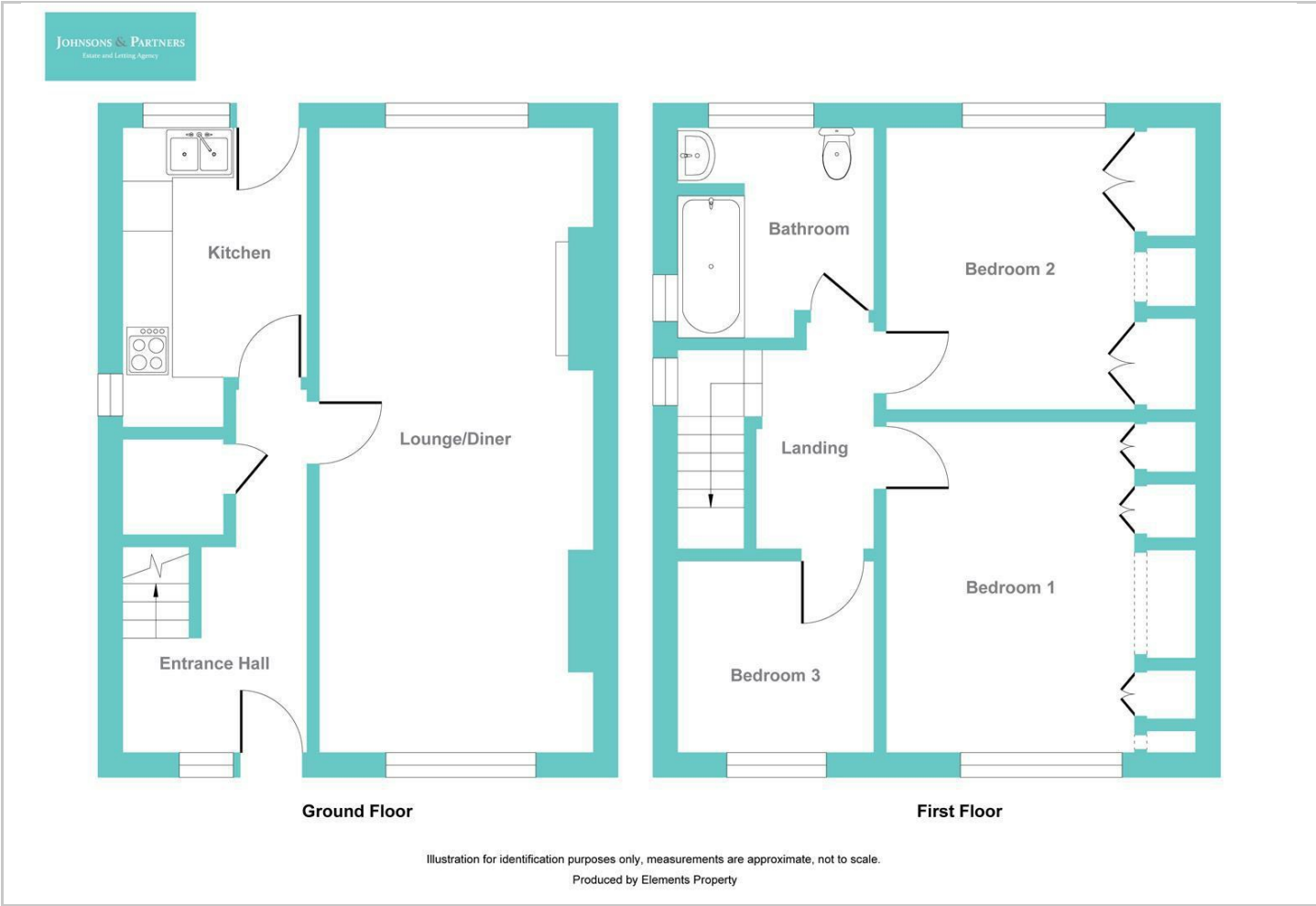
Hybrid Map



Terrain Map



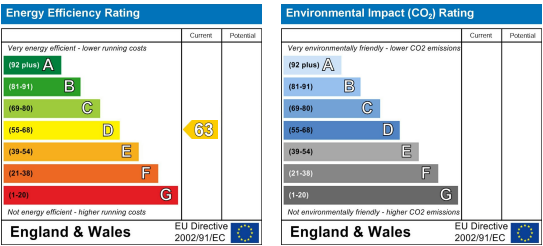
Floor Plan



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