

JOHNSONS & PARTNERS

Estate and Letting Agency



12 PARK VIEW,
NOTTINGHAM, NG3 5FD

£195,000



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For Sale with NO CHAIN | Three Bedrooms | Enclosed Rear Garden | Popular Location | Garage | Available to View | Breakfast Kitchen | Spacious Living Room | Close to Local Amenities |

Nestled in the charming crescent enclave of Park View in Mapperley, Nottingham, this inviting three-bedroom townhouse presents an exceptional opportunity for first time buyers and young families seeking a place to call home. The property is enviably positioned just off the crest of Mapperley Rise, providing convenient access to Nottingham's vibrant city centre, as well as the bustling high streets of Mapperley and Sherwood, replete with a plethora of amenities, trendy bars, eclectic restaurants, and cosy cafés.

Constructed circa 1970, this residence harmoniously marries contemporary living with cosy comfort. The current owners have meticulously refurbished the space, ensuring that every corner of the property reflects their dedication to creating a welcoming and modern environment. The home has been preserved in reasonable condition, waiting for its next chapter to unfold with a new family.

Upon entering, the entrance hallway leads you to the heart of the home - a spacious living room that beckons relaxation and quality time. The breakfast kitchen is perfect for morning gatherings and is equipped to cater to your culinary exploits. Three well proportioned bedrooms offer sanctuary and rest, while the bathroom provides a functional and tranquil retreat. The enclosed rear garden is a private oasis, ideal for leisurely afternoons and al fresco dining.

We strongly encourage viewings to fully appreciate the lifestyle this delightful townhouse affords. It's more than just a dwelling; it's the backdrop to your future memories. Come and envision your new life at Park View, Mapperley.

Entrance Hall

Living Room

12'7" x 12'1" (3.84 x 3.70)

Breakfast Kitchen

14'10" x 11'5" (4.53 x 3.48)

First Floor Landing

Bedroom One

12'8" x 8'7" (3.87 x 2.62)

Bedroom Two

9'7" x 8'7" (2.94 x 2.62)

Bedroom Three

9'4" x 6'0" (2.85 x 1.84)

Bathroom

6'7" x 6'0" (2.01 x 1.84)

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, 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



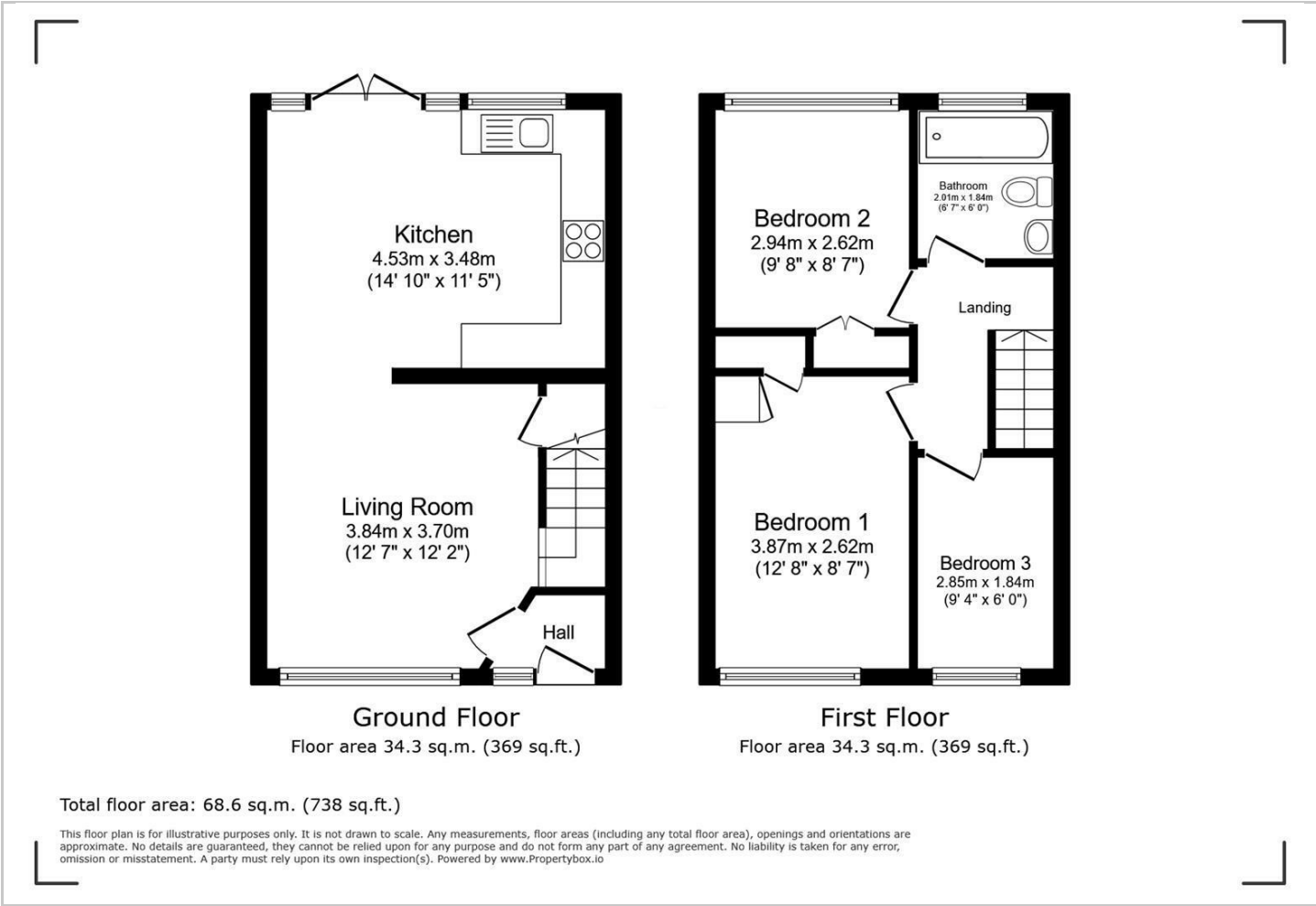
Hybrid Map



Terrain Map



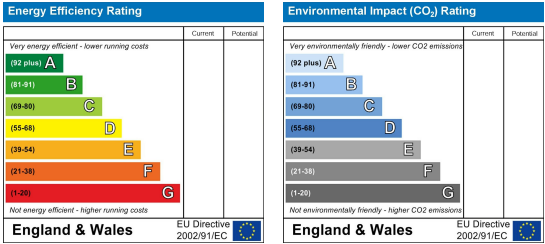
Floor Plan



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.