

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 65 KINGSLEY DRIVE, NETHERFIELD

NOTTINGHAM, NG4 2PJ

£175,000



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Driveway & Garage | Low Maintenance Rear Garden | Spacious Living Room | Bright Conservatory | Modern Kitchen | Two Good-Sized Bedrooms | Contemporary Bathroom | Popular Location |

This attractive two-bedroom semi-detached home offers excellent family living in the popular area of Netherfield. Positioned in a quiet, established residential location, the property combines practical space with a bright, welcoming feel throughout. Step into the spacious living room, which is flooded with natural light and features doors that open directly into the conservatory. This creates a wonderful open-plan environment, ideal for family life, entertaining, or simply relaxing with views over the garden. The conservatory itself is a standout feature - a bright, versatile space that extends the living area and leads out to the low-maintenance rear garden. With easy-care landscaping, the garden is perfect for busy households who want outdoor space without the constant upkeep. The modern kitchen is well-equipped and functional, offering plenty of storage and worktop space. The contemporary bathroom is finished to a high standard with modern fixtures, providing a fresh and clean feel.

Upstairs, both bedrooms are generously proportioned. The main bedroom comfortably accommodates a double bed with plenty of room for additional furniture, while the second bedroom is ideal for children, a home office, or guests.

Outside, the property benefits from a private driveway and garage, offering convenient off-road parking, a real bonus in this area. A versatile and comfortable home in a popular location with excellent access to local amenities, schools, and transport links. Whether you're a first-time buyer, growing family, or looking to downsize without compromise, this property ticks all the right boxes.

#### Entrance Hallway

#### Living Room

14'11" x 11'7" (4.56 x 3.54)

#### Conservatory

#### Kitchen

8'11" x 5'9" (2.74 x 1.76)

#### First Floor Landing

#### Bedroom One

11'8" x 8'3" (3.56 x 2.52)

#### Bedroom Two

11'6" x 9'1" (3.53 x 2.77)

#### Bathroom

6'5" x 5'5" (1.96 x 1.67)

#### Driveway and Garage

#### Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

#### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling 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.

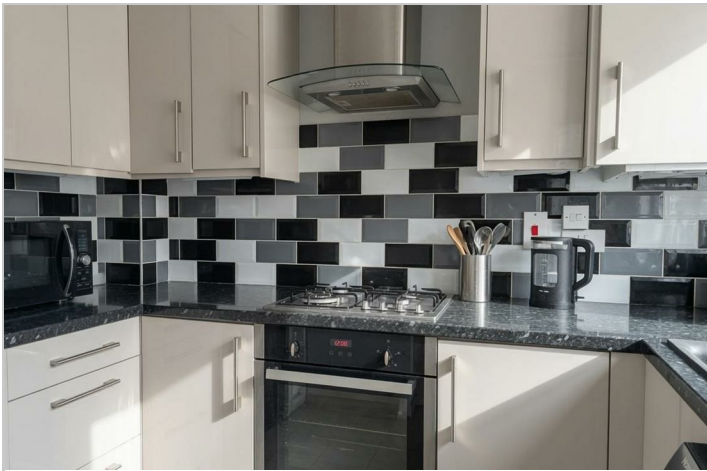
The vendor has advised the following:

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



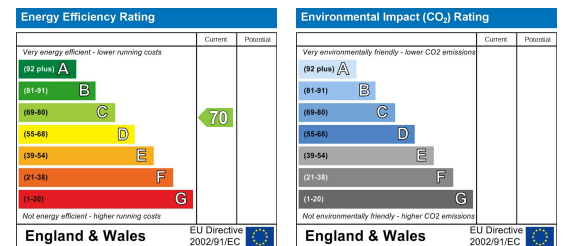
## Floor Plan



## 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.