

JOHNSONS & PARTNERS

Estate and Letting Agency



12 ROCHESTER AVENUE, NETHERFIELD

NOTTINGHAM, NG4 2PL

£163,500



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NETHERFIELD, NOTTINGHAM, NG4 2PL

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CHAIN FREE | Two Bedrooms | Popular Location | Garage | Close to Local Amenities | Vacant |

This is a great property, a mid town house with two bedrooms. The property is perfectly located within this extremely popular development; and just a short distance to all the fantastic amenities Netherfield has to offer. There are a wide range of shops both in Netherfield and the nearby retail park. There are excellent public transport links which include bus and rail. There are a range of recreational facilities too. schools are also within walking distance.

In brief, the double glazed accommodation comprises open canopy porch, reception hallway, fitted kitchen and a lounge dining room with doors straight out into the rear garden. On the first floor there is a landing, two bedrooms both with useful storage and the bathroom, which completes the accommodation. To the outside there are lovely, low maintenance, enclosed garden, garage and a parking space, with further parking nearby.

Homes in this location prove to be in high demand, with this in mind we would strongly recommend an early viewing. Contact us now to book your personal viewing appointment.

Entrance Hallway

Kitchen

8'11" x 5'8" (2.74m x 1.75m)

Living Room

14'11" x 11'8" (4.57m x 3.56m)

First Floor Landing

Bedroom One

11'8" x 8'2" (3.58m x 2.51m)

Bedroom Two

11'8" x 9'1" (3.58m x 2.77m)

Bathroom

6'5" x 5'4" (1.96m x 1.65m)

Rear Garden and Garage

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



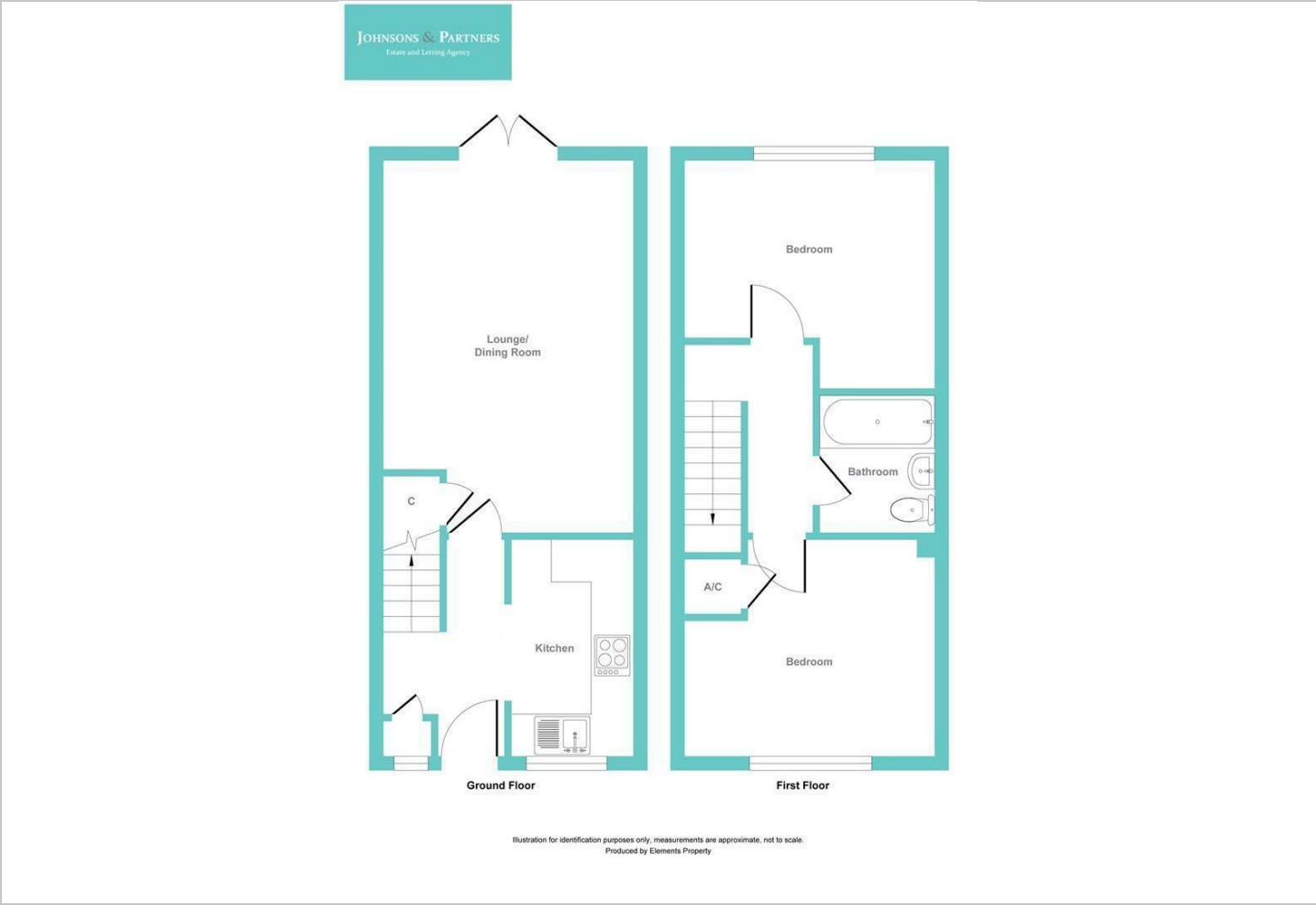
Hybrid Map



Terrain Map



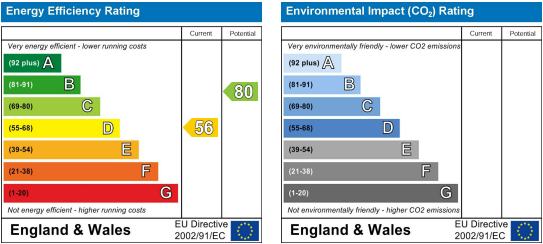
Floor Plan



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.