

JOHNSONS & PARTNERS

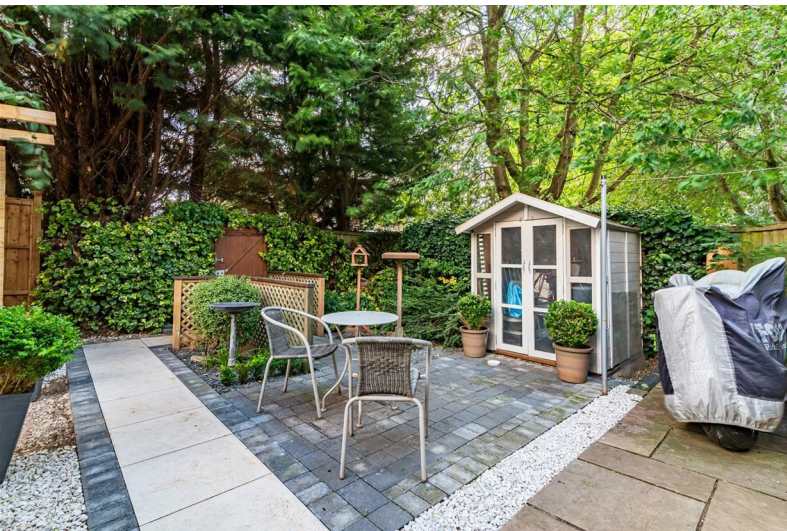
Estate and Letting Agency



8 TRENCHARD CLOSE,

NEWTON, NG13 8HF

£195,000



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Two Bedrooms | Stunning Surroundings | Private Gardens to the Front Rear and Side | Popular Location | Breakfast Kitchen | Close to Bingham and its Amenities | Viewings are Highly Advised |

Step into the charming embrace of Trenchard Close, nestled within the serene village of Newton, Nottingham. This delightful two-bedroom townhouse presents a perfect tapestry for first-time buyers seeking comfort, convenience, and a touch of sophistication.

Upon entry, you are welcomed by a useful storage porch, ideal for keeping the day's clutter at bay. The spacious living room, bathed in natural light, offers a tranquil retreat for relaxation and entertainment. The heart of the home is undoubtedly the well-appointed dining kitchen, where fitted units marry functionality with style, offering ample space for culinary explorations.

Further extending your living space is a charming lean-to sitting area, a serene haven from which to admire the landscaped garden that unfurls before you. This area not only adds to the aesthetic appeal but also provides a year-round connection to the outdoors.

Upstairs, comfort continues with two double bedrooms, each providing a private sanctuary for rest. A well-maintained bathroom complements these rooms, ensuring convenience is at your fingertips.

Outside, the property boasts gardens to the front, side, and rear, including a dedicated home office nestled in the garden, offering a peaceful work-from-home environment. The rear opens to a delightful open aspect, overlooking lush greenery and a play area, perfect for children's adventures or quiet contemplation.

With two parking spaces accompanying this home, your accessibility concerns are well catered for. This beautiful location within Newton promises a lifestyle of ease and enjoyment.

We highly advise viewings to truly appreciate what this lovely home has to offer. It's more than a house; it's the beginning of your story.

Entrance Porch

Entrance Hallway

Living Room

13'3" x 11'9" (4.05 x 3.60)

Dining Kitchen

16'4" x 9'2" (5 x 2.80)

First Floor Landing

Bedroom One

13'5" x 11'9" (4.09 x 3.60)

Bedroom Two

10'0" x 9'0" (3.05 x 2.76)

Shower Room

6'1" x 5'11" (1.86 x 1.82)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Rushcliffe 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:

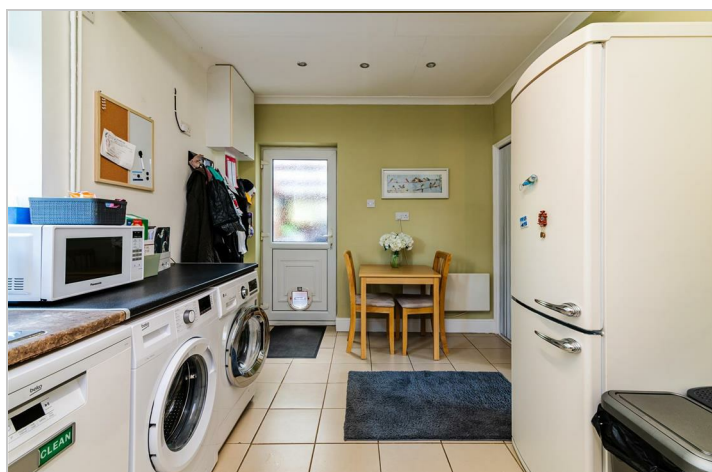
Property Tenure is Freehold

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,

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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



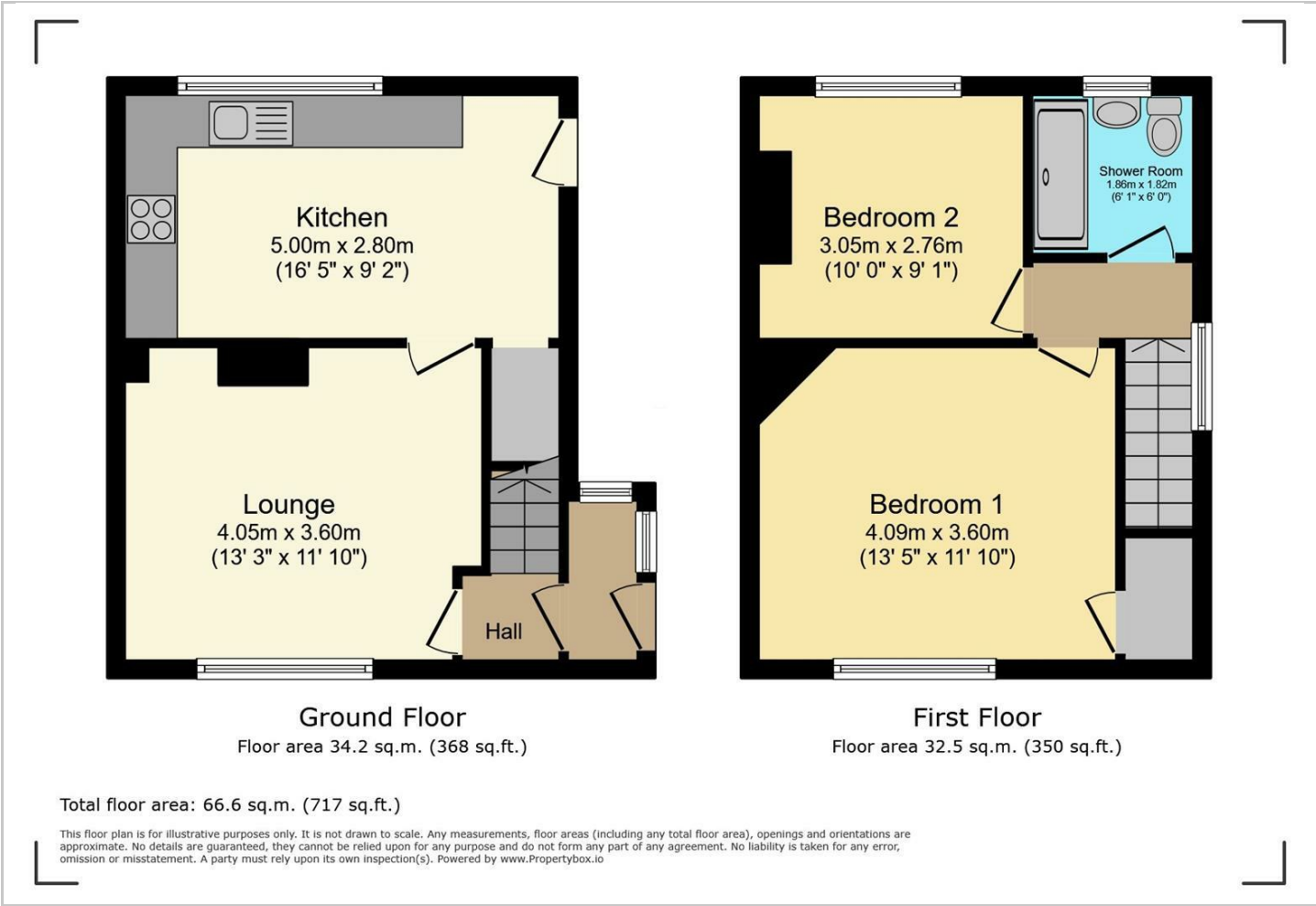
Hybrid Map



Terrain Map



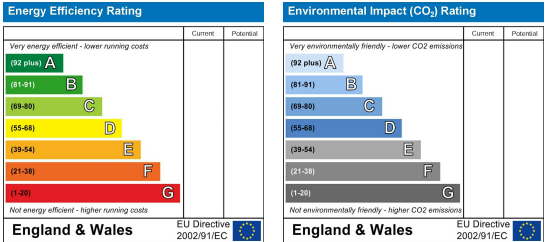
Floor Plan



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.