

# JOHNSONS & PARTNERS

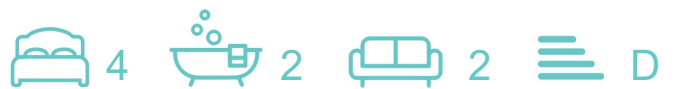
Estate and Letting Agency



**21 JARVIS AVENUE,**

NOTTINGHAM, NG3 7BJ

**£340,000**





# 21 JARVIS AVENUE

, NOTTINGHAM, NG3 7BJ

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For Sale with NO CHAIN | Four Bedroom Detached Family Home | Three Reception Rooms | Enclosed East Facing Rear Garden | Driveway | Popular Location | Close to Local Amenities | Viewings Advised |

Located in Bakersfield, Nottingham, this four-bedroom detached house on Jarvis Avenue presents an enticing opportunity for families seeking to put their own stamp on a new home. A property that basks in the promise of transformation, it beckons those with a vision to revitalise its spacious interiors.

Upon entry, you're greeted by two expansive living rooms, with the front room offering a traditional welcome, while the rear living space boasts patio doors that usher you into the private east-facing garden. The breakfast kitchen stands ready for modernisation, presenting a blank canvas for culinary creativity.

The ground floor also features a conveniently located bedroom, ideal for guests or perhaps a home office, as well as a practical WC. Upstairs, three well-proportioned bedrooms await, alongside a family bathroom, all offering a comfortable retreat from the bustle of daily life.

Occupying a popular location, this residence benefits from close proximity to a host of local amenities and transport links, making it a convenient base for the busy family. Additionally, the property comes with two parking spaces, ensuring ease of access and security for your vehicles.

Being sold with no upward chain, this property promises a straightforward buying process, inviting you to swiftly make it your own. Viewings are highly recommended to truly appreciate the potential of this home and to envision how it could be transformed into your ideal family dwelling. Step into the future of your family's story on Jarvis Avenue.

### Entrance Hallway

### Living Room

11'10" x 11'4" (3.61 x 3.47)

### Lounge

13'10" x 11'5" (4.22 x 3.48)

### Kitchen

10'2" x 8'10" (3.10 x 2.71)

### Dining Room

10'11" x 9'10" (3.34 x 3.02)

### WC

### Ground Floor Bedroom/Bedroom Three

11'6" x 9'10" (3.51 x 3.02)

### First Floor Landing

### Bedroom One

13'10" x 11'5" (4.23 x 3.50)

### Bedroom Two

11'11" x 11'5" (3.64 x 3.50)

### Bedroom Four

8'11" x 7'0" (2.73 x 2.15)

### Bathroom

8'11" x 7'0" (2.73 x 2.15)

### WC

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Nottingham Council – Tax Band D

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



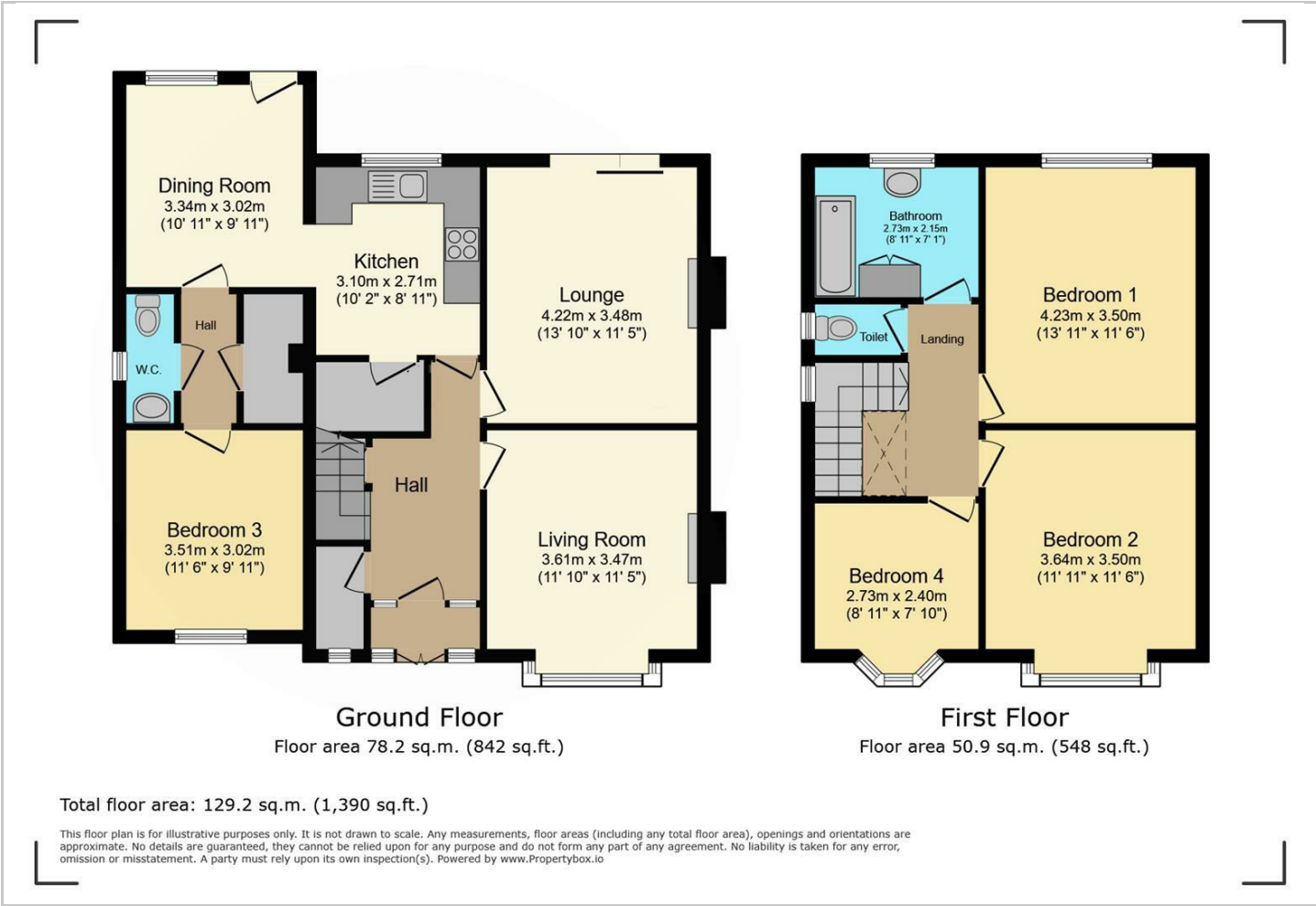
Hybrid Map



Terrain Map



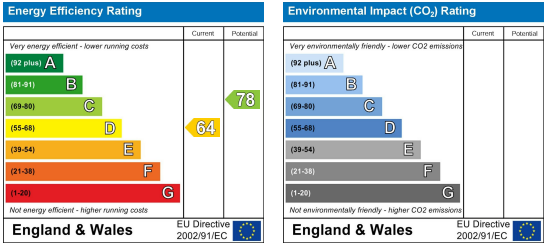
Floor Plan



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.