

# JOHNSONS & PARTNERS

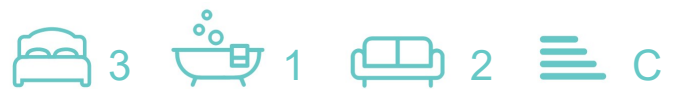
Estate and Letting Agency



**36 SOUTHDALE ROAD, CARLTON**

NOTTINGHAM, NG4 1EY

**£270,000**



# 36 SOUTHDALE ROAD

CARLTON, NOTTINGHAM, NG4 1EY

£270,000



For Sale with NO CHAIN | Three/Four Bedroom Detached Home | Detached Garage and Driveway | Well Presented Throughout | Breakfast Kitchen | Front and Rear Gardens | Viewings are Advised | |

A Spacious & Versatile Three/Four Bedroom Detached Home with Detached Garage, Garden Room & Elevated Views

Situated in an elevated position within the popular residential area of Carlton, this well-presented detached family home offers spacious and flexible accommodation, making it an ideal purchase for growing families or those working from home.

The property is presented in excellent decorative order throughout and offers a fantastic blend of practical living space and versatility.

The ground floor comprises a welcoming entrance porch leading into a generous fitted dining kitchen with ample worktop space and room for family dining. A spacious living room enjoys plenty of natural light and provides an excellent space for relaxing and entertaining.

A particular feature of the home is the versatile lower ground floor room, currently used as additional living space but equally suited as a fourth bedroom, home office, playroom, gym or hobby room, allowing buyers to tailor the property to their own needs.

To the first floor are three well-proportioned bedrooms served by a modern family bathroom.

Outside, the property continues to impress. To the rear is a generous decked entertaining area leading down to a low-maintenance garden where you'll find a detached garden room, perfect as a home office, studio, gym or games room. The elevated setting also provides pleasant open views across the surrounding area.

Viewings are highly recommended.

### Entrance Porch

Breakfast/Dining Kitchen  
18'8" x 9'5" (5.70 x 2.88)

Living Room  
18'8" x 10'11" (5.70 x 3.34)

### Lower Ground Floor

TV Room/Study/Bedroom  
18'3" x 10'1" (5.58 x 3.08)

### First Floor Landing

Bedroom One  
11'0" x 8'10" (3.36 x 2.71)

Bedroom Two  
12'0" x 9'5" (3.66 x 2.88)

Bedroom Three  
8'1" x 5'10" (2.47 x 1.78)

Bathroom  
6'4" x 6'0" (1.95 x 1.85)

### Garden Room

### Detached 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 - [Insert Local Council – Tax Band]

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 or Leasehold]

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



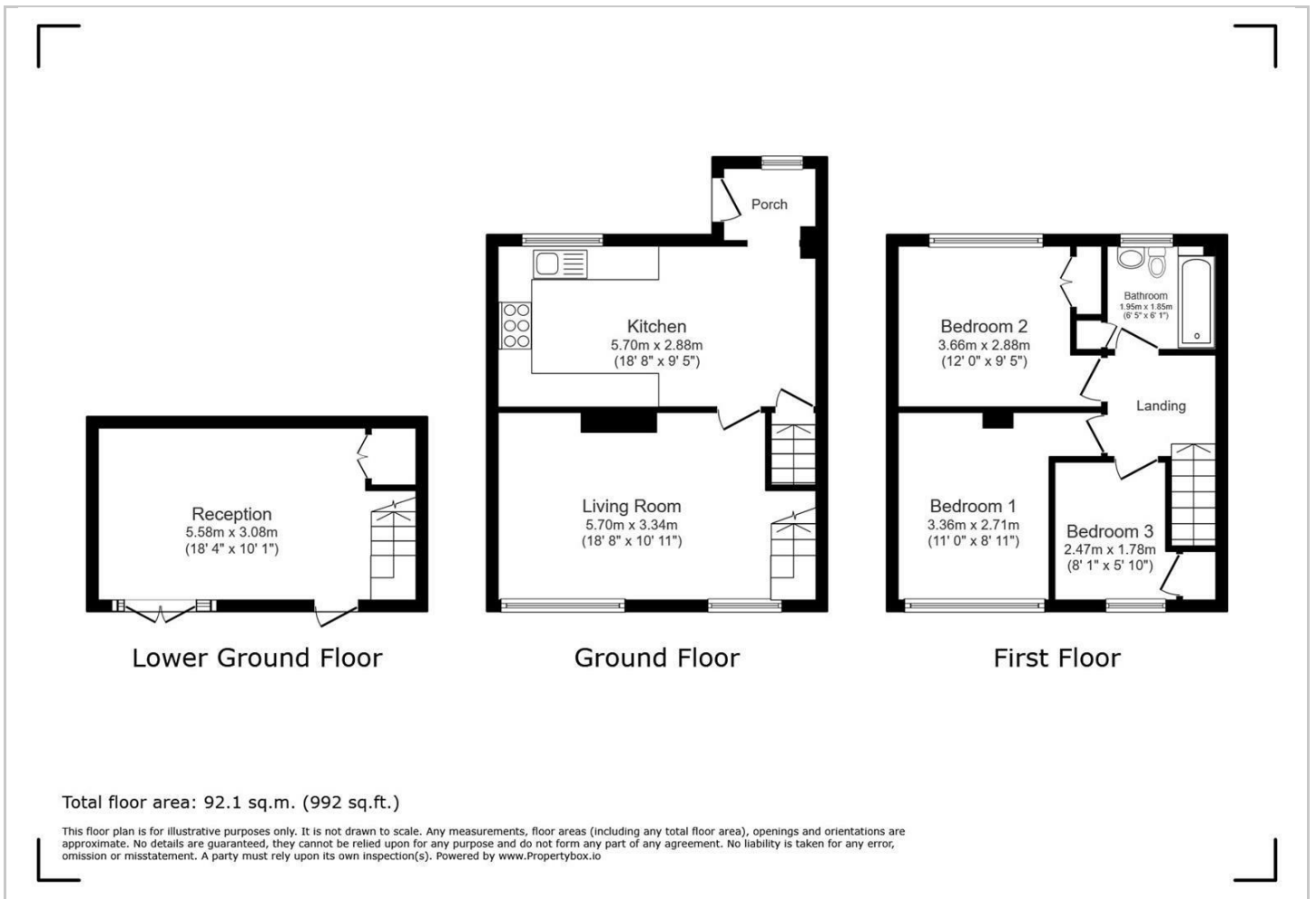
## Hybrid Map



## Terrain Map



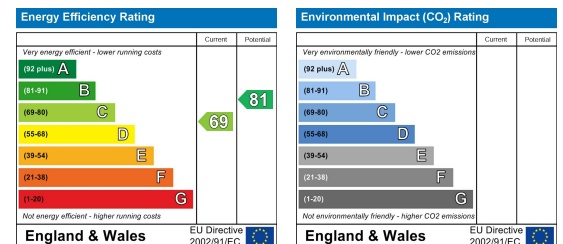
## Floor Plan



## 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.