

# JOHNSONS & PARTNERS

Estate and Letting Agency



**51 BRACKENDALE AVENUE, ARNOLD**

NOTTINGHAM, NG5 8DQ

**£279,000**



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For Sale with NO CHAIN | Extended Three Bedroom Semi | Central Arnold | Integral Garage | Fantastic Potential | Spacious Living Room | Close to Local Amenities and Transport Links | Viewings Advised |

Brackendale Avenue, Arnold, Nottingham, NG5 8DQ

Situated in one of Arnold's most sought-after residential locations, this substantial three-bedroom semi-detached home presents an excellent opportunity for buyers looking to create their ideal family home.

Occupying a generous plot, the property has been extended to provide spacious accommodation throughout and offers an abundance of potential for modernisation. The ground floor features a superb-sized living room, an extended kitchen/diner, integral garage, entrance hall and downstairs WC, whilst upstairs offers three well-proportioned bedrooms and a family shower room.

Outside, the property enjoys a private driveway providing off-road parking together with an integral garage, whilst to the rear is a beautifully established garden offering an excellent degree of privacy, mature planting and plenty of space for keen gardeners or growing families.

Perfectly positioned within easy reach of Arnold town centre, excellent local schools, transport links and a wealth of everyday amenities, this is a fantastic opportunity to purchase a home in a highly desirable location. Viewings are highly advised.

Porch Way

Entrance Hallway

Living Room

19'1" x 12'0" (5.84 x 3.68)

Kitchen/Diner

15'5" x 9'4" (4.70 x 2.86)

Ground Floor WC

First Floor Landing

Bedroom One

17'5" x 8'3" (5.33 x 2.54)

Bedroom Two

13'10" x 9'2" (4.23 x 2.80)

Bedroom Three

12'3" x 9'2" (3.74 x 2.80)

Shower Room

7'11" x 6'6" (2.43 x 2)

Garage

16'2" x 10'0" (4.93 x 3.05)

#### 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 C

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



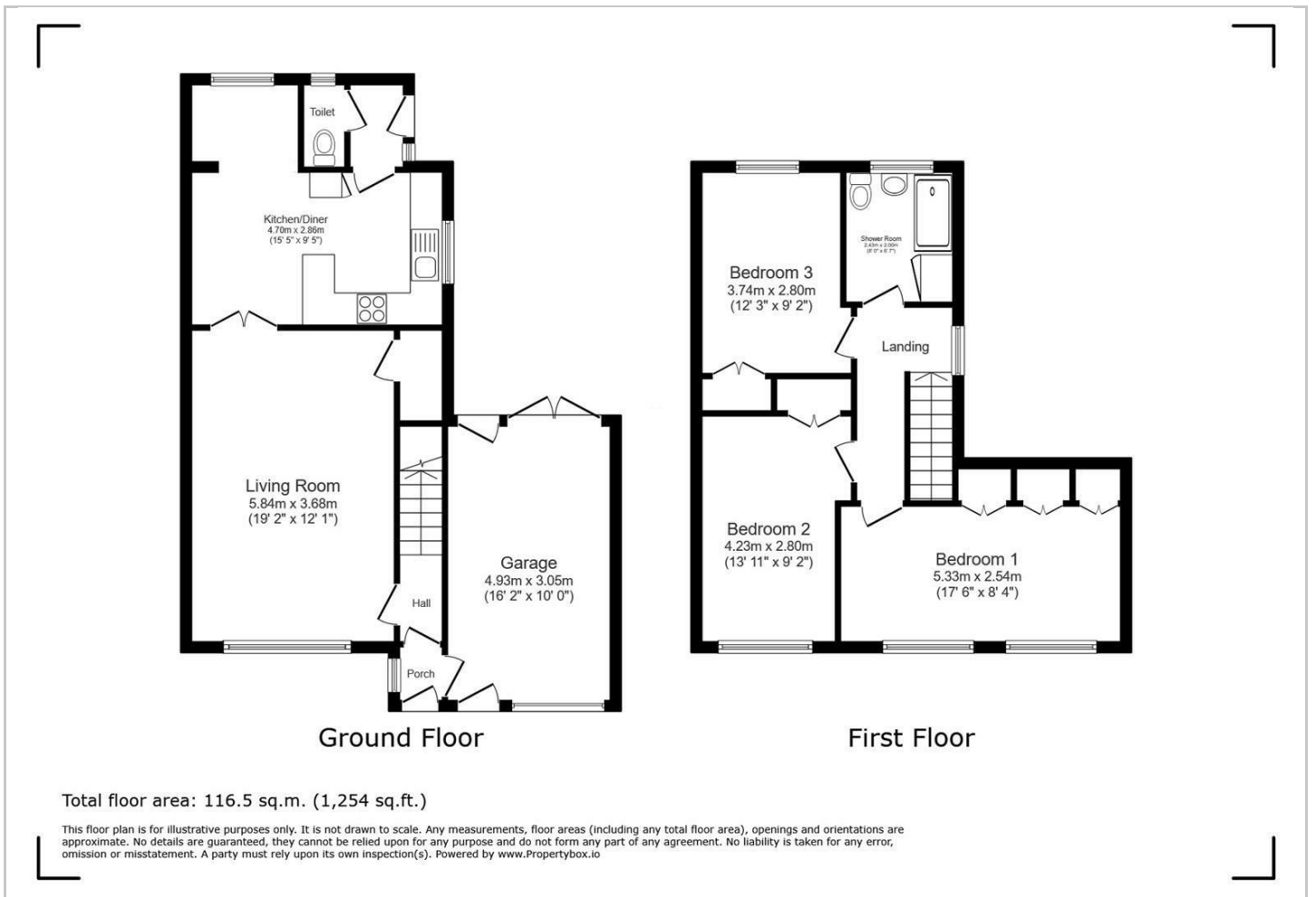
## Hybrid Map



## 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.