

JOHNSONS & PARTNERS

Estate and Letting Agency



2 PARKDALE ROAD,
NOTTINGHAM, NG3 7GL

£245,000



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NO CHAIN | Three Bedrooms | Detached Property | Popular Location | Close to Local Amenities |

Nestled within the heart of Bakersfield, this charming three-bedroom detached house on Parkdale Road, beckons first-time buyers and growing families to envision their future in its welcoming embrace.

A canvas ripe for personalisation, this property presents a fantastic opportunity for those eager to infuse a home with their own style. The house calls out for refurbishments and upgrades, offering the chance to craft a bespoke living space tailored to your family's needs and tastes.

Upon entering, you'll discover a spacious living room that can effortlessly double as a dining area – the perfect spot for family gatherings and entertaining friends. The breakfast kitchen awaits your culinary adventures, and the flow of natural light promises mornings filled with warmth and comfort.

The first floor hosts three well-appointed bedrooms, each providing a peaceful retreat after a bustling day. The accompanying bathroom offers convenience and potential for a modern revamp to create a serene personal oasis.

Externally, the property features a driveway, ensuring off-street parking, and a rear garden area that invites the imagination to envisage summer barbecues and children's laughter on sunny afternoons.

Situated in a popular location, the house benefits from proximity to a wealth of local amenities, including shops, eateries, and leisure facilities. Transport links are a stone's throw away, offering easy access to Nottingham city centre and beyond.

Available for sale with no chain, this property promises a streamlined purchasing process, removing the typical complexities associated with buying a home.

We highly recommend viewings to fully appreciate the potential this delightful home offers. Seize the opportunity to plant your roots in this inviting community and create your dream home on Parkdale Road.

Entrance Porch

Entrance Hallway

Living & Dining Room

23'10" x 11'0" (7.28 x 3.37)

Kitchen

9'3" x 7'10" (2.83 x 2.40)

First Floor Landing

Bedroom One

12'11" x 11'1" (3.95 x 3.40)

Bedroom Two

11'0" x 10'10" (3.36 x 3.32)

Bedroom Three

8'11" x 7'8" (2.72 x 2.34)

Bathroom

7'8" x 4'3" (2.36 x 1.32)

Outside Store

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 - Nottingham 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.

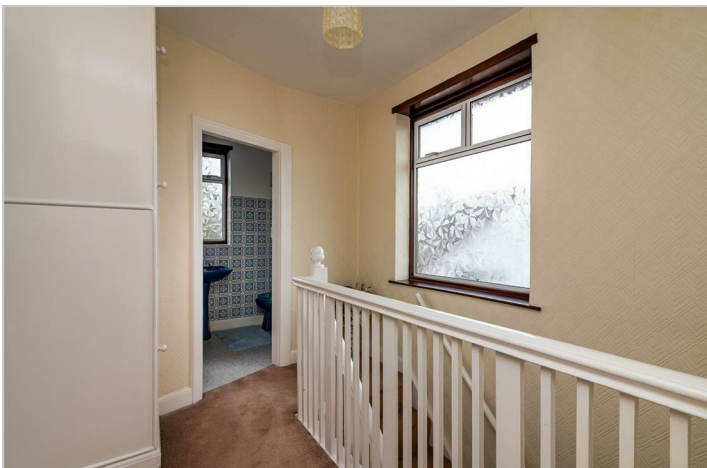
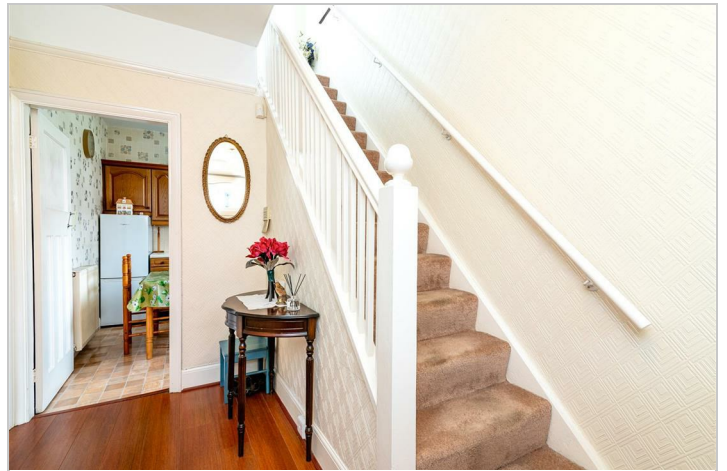
The vendor has advised the following:

Property Tenure is Freehold

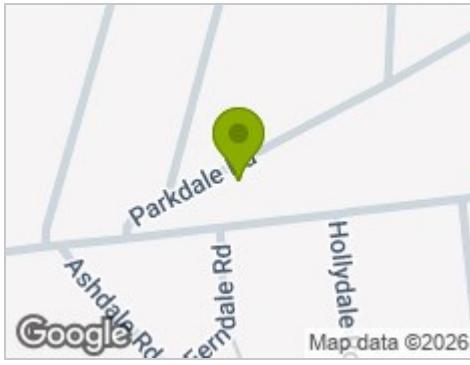
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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



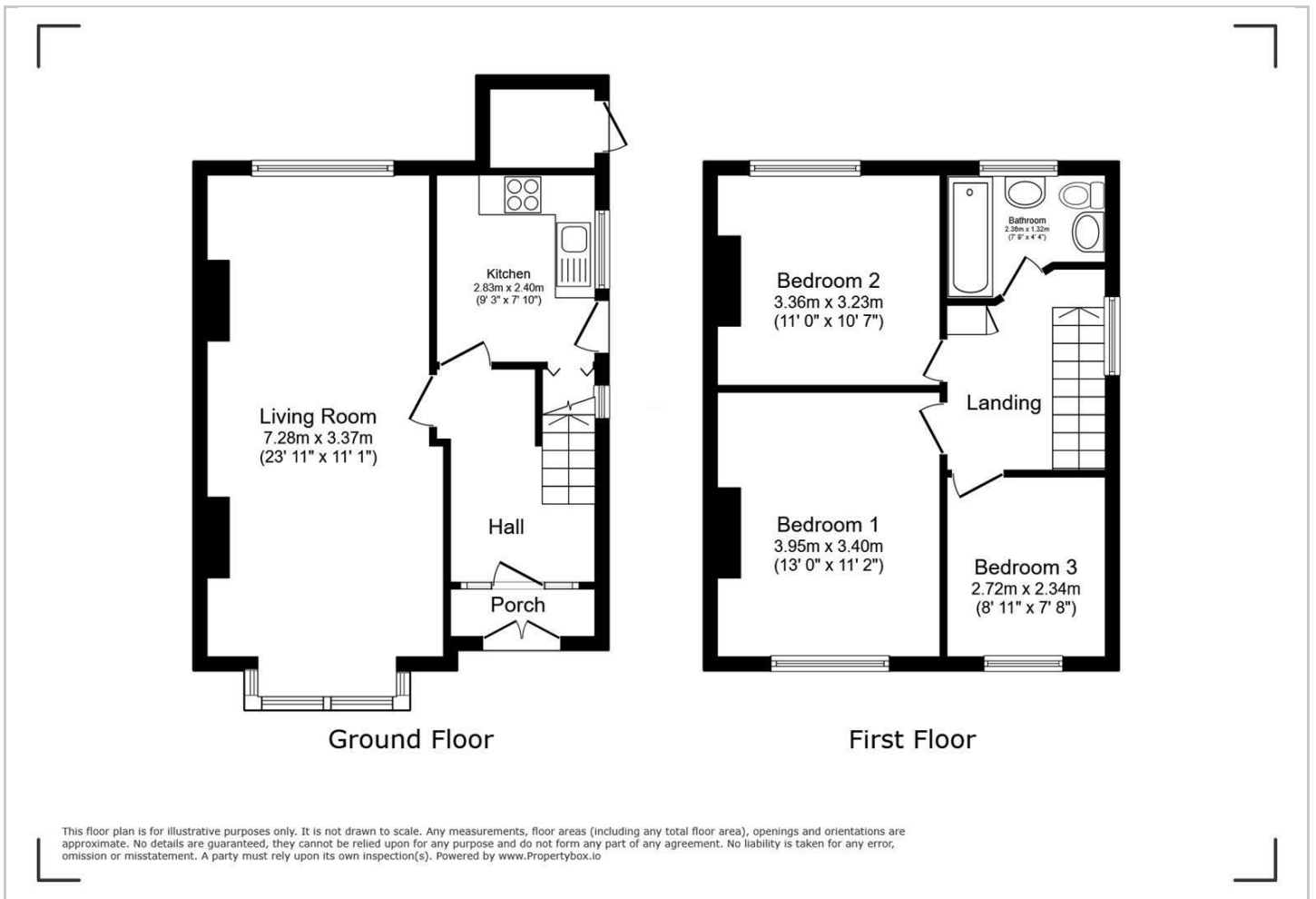
Hybrid Map



Terrain Map



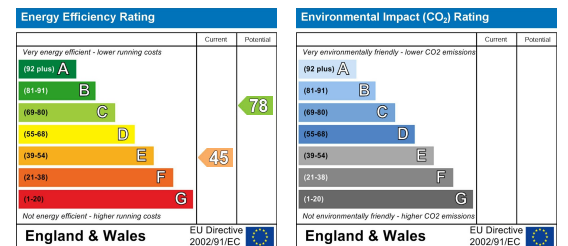
Floor Plan



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.