

# JOHNSONS & PARTNERS

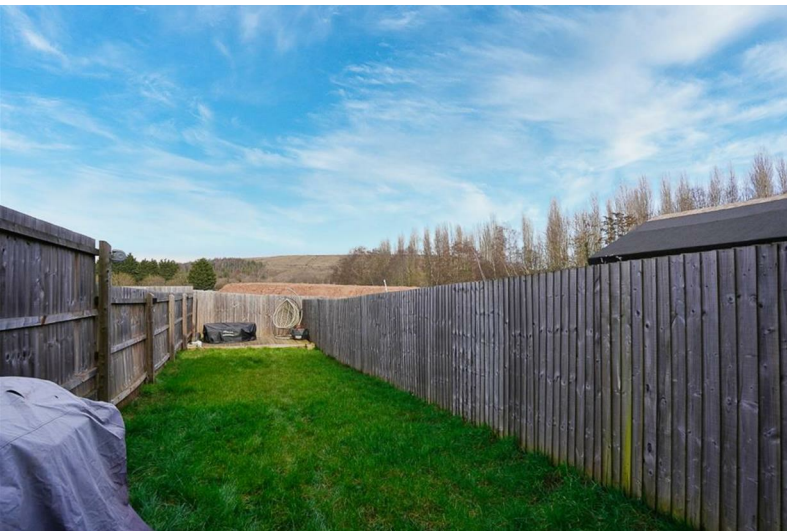
Estate and Letting Agency



**41 RENSHAW DRIVE, GEDLING**

NOTTINGHAM, NG4 4LR

**£220,000**



# 41 RENSHAW DRIVE

GEDLING, NOTTINGHAM, NG4 4LR

£220,000



Two Bedroom Modern Home | Popular Development in Gedling | Off Road Parking | Well Presented Throughout | Breakfast/Dining Kitchen | EPC Rating B | Close to Local Amenities | Viewings Advised |

Step into the epitome of modern living with this beautifully presented two-bedroom terrace home situated in the desirable new development on Renshaw Drive, Gedling. This recently completed property (2019) is a dream come true for buyers seeking a home that combines style, comfort, and convenience.

From the moment you enter, you'll be greeted by a modern dining/breakfast kitchen, equipped with all the essentials for contemporary living. The living room exudes elegance and warmth, with French doors that open to a generous enclosed rear garden, creating an inviting space for relaxation and entertainment.

The ground floor also boasts a convenient WC, adding to the practicality of this stylish abode. Ascend to the first floor to discover two well-appointed bedrooms, offering a peaceful retreat after a busy day. The modern bathroom suite is designed to cater to your relaxation needs, featuring tasteful fixtures and finishes.

Outside, the property doesn't disappoint, with parking for two cars to the front, ensuring you'll always have space for your vehicles. The location couldn't be more ideal, nestled in a popular area close to local amenities and transport links, making your commute and daily errands an absolute breeze.

This home is well-presented throughout, a testament to the thoughtful design and attention to detail that went into its construction. With its desirable features and prime location, viewings are highly advised to appreciate the opportunity that awaits. Don't miss your chance to make this delightful terrace house your very own sanctuary.

### Entrance Hall

### Dining Kitchen

14'4" (max) by 9'10" (max) (4.38 (max) by 3.02 (max))

### Living Room

13'1" x 12'1" (3.99 x 3.70)

### WC

### First Floor Landing

### Bedroom One

13'1" x 8'8" (3.99 x 2.65)

### Bedroom Two

13'1" x 10'1" (3.99 x 3.08)

### Bathroom

6'8" x 6'5" (2.04 x 1.96)

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band B

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:

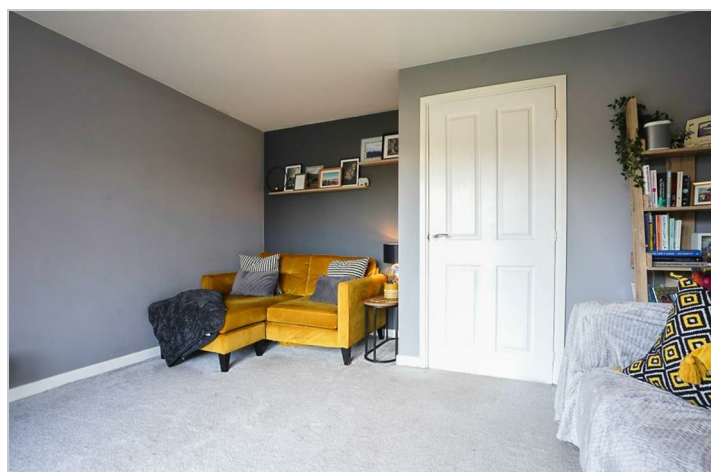
Property Tenure is Freehold

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



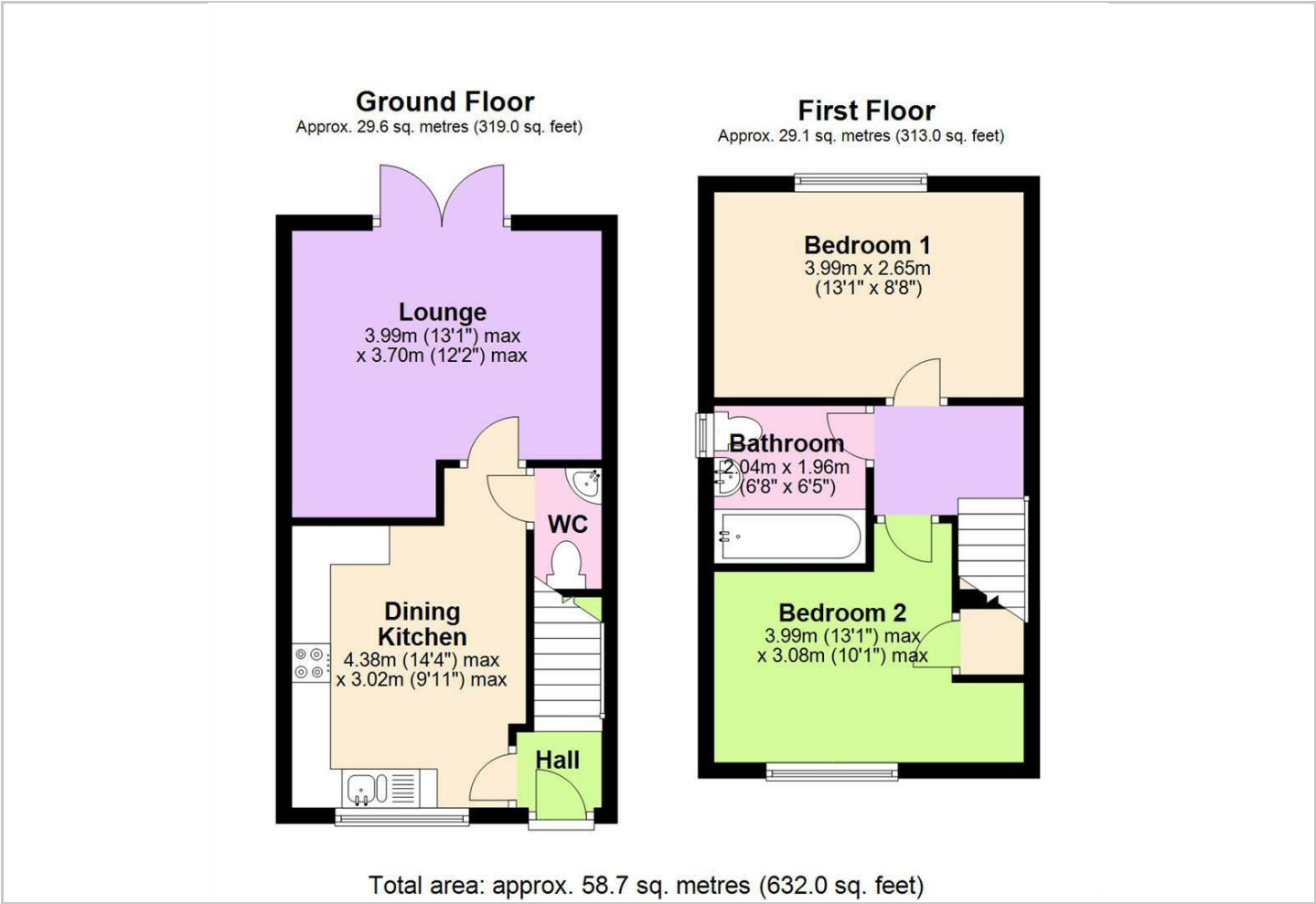
Hybrid Map



Terrain Map



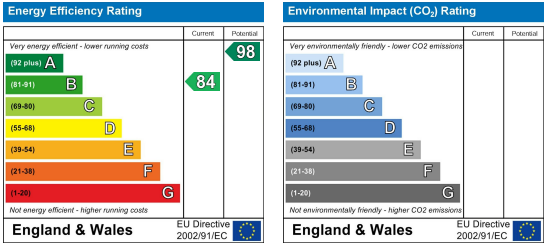
Floor Plan



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.