

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 4 CONWAY GARDENS,

ARNOLD, NG5 6LR

£240,000





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For Sale with NO CHAIN | Detached Bungalow | Two Bedrooms + Study Room | Breakfast Kitchen | Garage and Driveway | Close to Local Amenities | Popular Location | Viewings Advised | |

Step into the peaceful realm of Conway Gardens, Arnold, Nottingham, NG5, where a charming two-bedroom detached bungalow awaits, offering a tranquil retreat in one of Arnold's most sought-after locales. This delightful residence is perfectly suited to a variety of buyers, from those looking to downsize to first-time purchasers seeking a harmonious blend of comfort and convenience.

The heart of the home is a generous-sized living room, bathed in natural light, creating a warm and inviting space for relaxation and entertainment. The breakfast kitchen serves as a cosy nook for your morning coffee or a bustling area to prepare your favourite meals.

Each of the two bedrooms is well-appointed, promising restful nights and ample space for personal touches. Additionally, a small study room presents a quiet corner for work or hobbies, and the shower room is tastefully fitted to provide a functional and refreshing space.

Externally, the property benefits from a private garage and driveway, ensuring parking for two vehicles is never a concern. The home is nestled in a popular neighbourhood, where convenience is key – local amenities are a stone's throw away, and the community is friendly and welcoming.

Moreover, this charming bungalow is offered for sale with no upward chain, simplifying your move and allowing you to start your new chapter with ease. Don't miss this opportunity to make Conway Gardens your own serene sanctuary.

### Entrance Hallway

### Living Room

16'4" x 10'11" (5m x 3.33m)

### Breakfast Kitchen

13'10" x 10'4" (4.24m x 3.17m)

### Bedroom One

11'5" x 9'10" (3.48m x 3.02m)

### Bedroom Two

3.48m x 2.72m (0.91m.14.63mm x 0.61m.21.95mm)

### Study Room

4'9" x 4'3" (1.47m x 1.3m )

### Bathroom

### Lean-to/Utilities Area

16'6" x 5'8" (5.05m x 1.73m)

### Garage and Driveway

### Second Driveway

### 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.

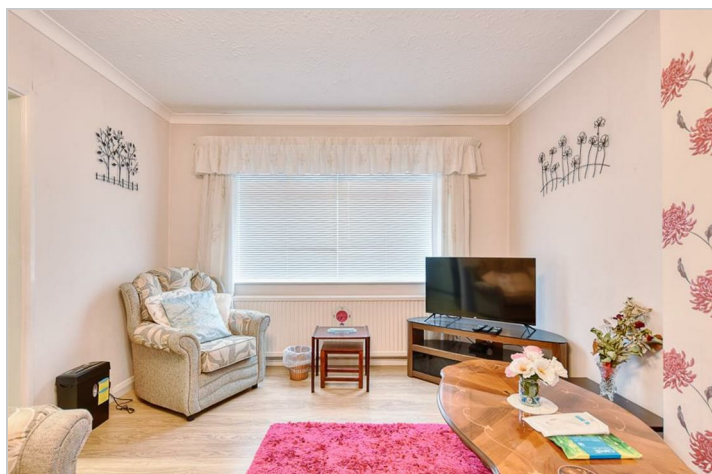
The vendor has advised the following:

Property Tenure is Freehold

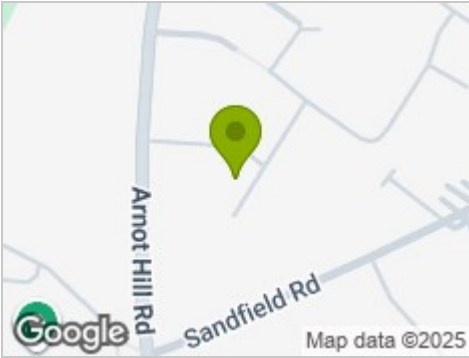
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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

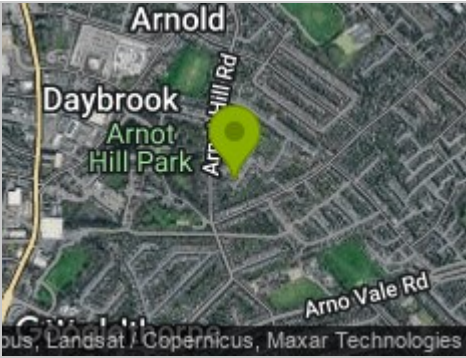
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



Hybrid Map



Terrain Map



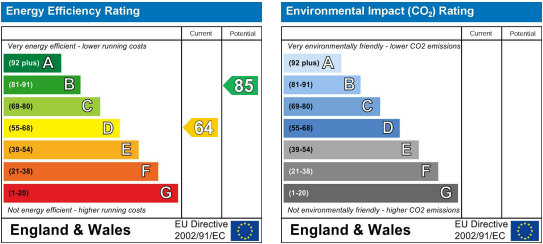
Floor Plan



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.