

JOHNSONS & PARTNERS

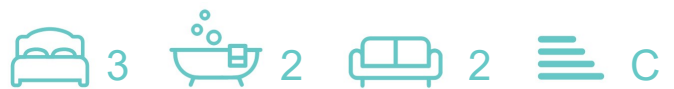
Estate and Letting Agency



11 STANHOPE AVENUE,

NOTTINGHAM, NG5 1QX

£240,000



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For Sale with NO CHAIN | Three Bedroom Townhouse | Converted Garage | En-Suite | Spacious Living/Dining Room | Close to Local Amenities | Close to Local Transport Links | Viewings Advised |

Located within the popular area of Carrington, this three-bedroom townhouse on Stanhope Avenue promises an exceptional living experience. Well-presented and with an abundance of modern features, this property beckons a variety of buyers seeking both convenience and comfort.

Upon entering this delightful home, you are greeted by a versatile space on the ground floor, previously an integral garage, now converted to serve as a utility room, home office, or even a games room. Alongside, the third bedroom and a convenient WC round off the thoughtful layout of this level.

Ascending to the first floor, the heart of the house unfolds with a spacious living and dining room, perfect for family gatherings or entertaining guests. Adjacent to this sociable area is the fully functional kitchen, ready for culinary adventures.

The second floor hosts two well-sized bedrooms, with the main bedroom benefiting from its own en-suite, ensuring privacy and ease. Another family bathroom on this level provides additional amenities and comfort for residents and guests alike.

Outside, an enclosed rear garden offers a serene retreat for relaxation or alfresco dining, whilst to the front, a driveway accommodates two cars. The remaining area of the converted garage provides valuable storage space.

With its enviable location, mere moments from Sherwood High Street, the property ensures a lifestyle of convenience. The diverse dining, shopping, and entertainment options cater to all your desires. The nearby Hucknall Road transport links provide swift access to Nottingham City Centre and beyond, while the close proximity to Nottingham City Hospital makes this home particularly appealing to healthcare professionals.

Entrance Hallway

Bedroom Three
9'3" x 8'0" (2.83 x 2.45)

WC

Utility/Study
13'8" x 7'10" (4.18 x 2.40)

First Floor Landing

Living & Dining Room
19'10" x 11'5" (6.05 x 3.49)

Kitchen
9'2" x 9'0" (2.80 x 2.76)

Second Floor Landing

Bedroom One
10'9" x 10'5" (3.28 x 3.18)

En-Suite
6'2" x 5'1" (1.9 x 1.55)

Bedroom Two
9'1" x 8'2" (2.77 x 2.49)

Bathroom
9'7" x 5'6" (2.93 x 1.70)

Part Garage/Storage
7'10" x 5'9" (2.4 x 1.77)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - 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.

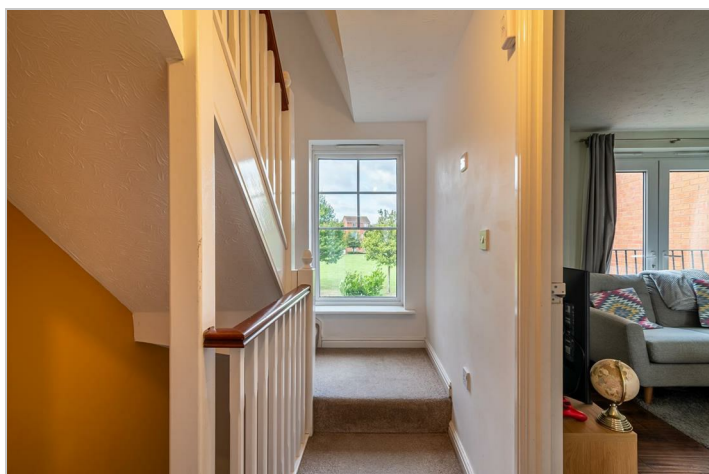
The vendor has advised the following:

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



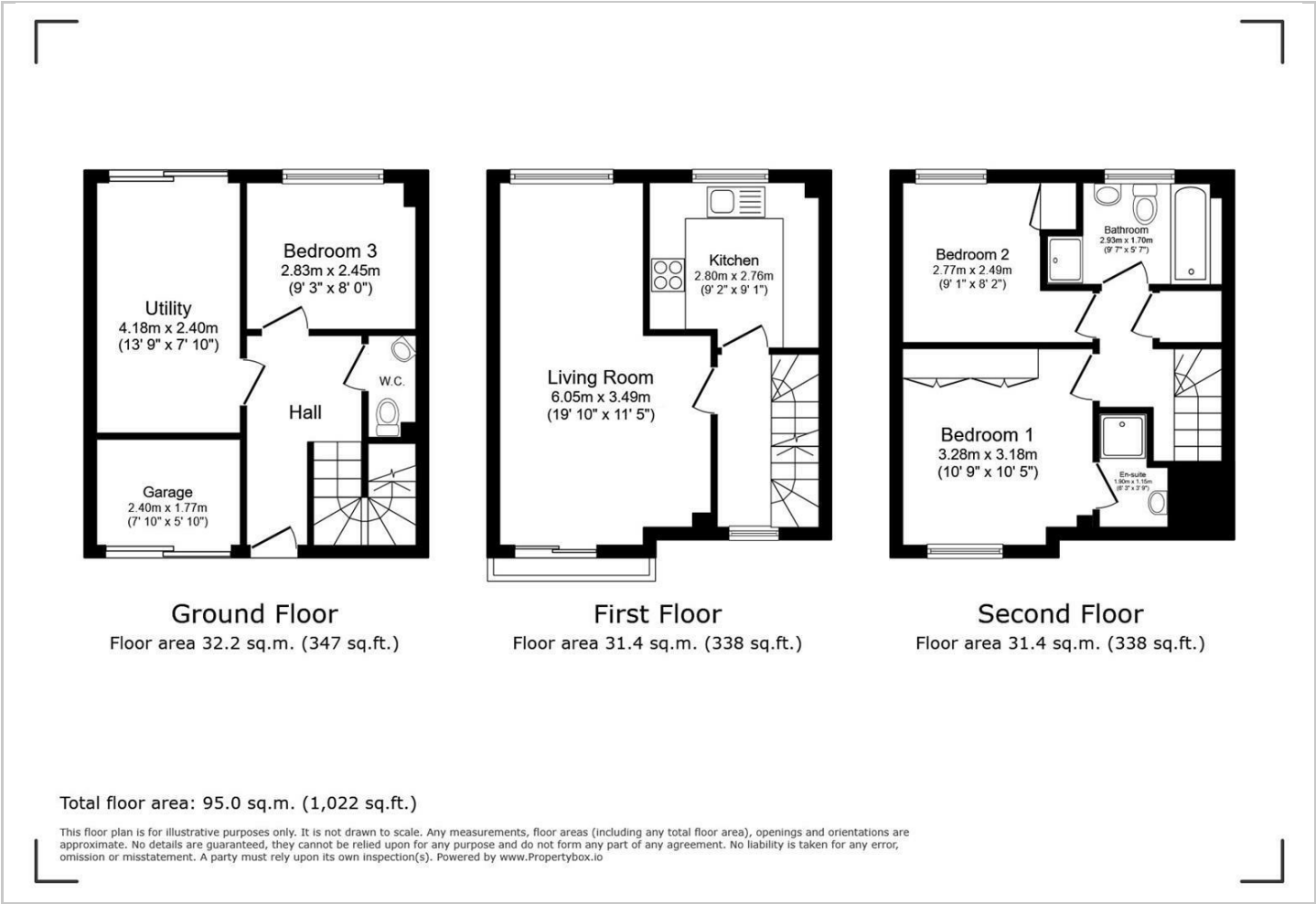
Hybrid Map



Terrain Map



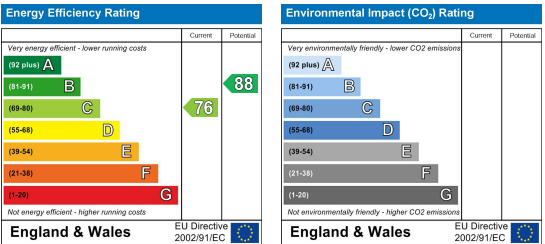
Floor Plan



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.