

JOHNSONS & PARTNERS

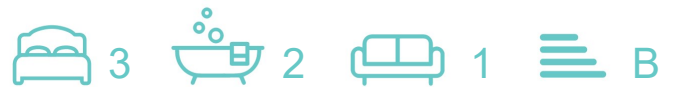
Estate and Letting Agency



17 MANDARIN CLOSE, STOKE BARDOLPH, BURTON

NOTTINGHAM, NG14 5JQ

£240,000



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STOKE BARDOLPH, BURTON JOYCE, NOTTINGHAM, NG14 5JQ

£240,000



Beautifully Presented Three Bedroom End Town House | Three Storeys | Principal Suite with En-Suite | Two Parking Spaces | Landscaped Low-Maintenance Garden | Viewings are Highly Recommended |

Tucked away within a popular modern development, this beautifully presented three-bedroom end town house offers spacious and versatile accommodation arranged over three floors, making it an ideal home for first-time buyers, growing families or professionals seeking a stylish property with excellent commuter links.

From the moment you step inside, the home has a warm and welcoming feel. The ground floor features a comfortable living room to the front, perfect for relaxing after a busy day, whilst to the rear the contemporary kitchen diner provides an excellent social space for everyday family life and entertaining alike. French doors open directly onto the enclosed rear garden, allowing indoor and outdoor living to blend seamlessly during the warmer months. A useful ground floor WC completes the accommodation on this level.

The first floor offers two generous bedrooms alongside a modern bathroom fitted with a contemporary suite, providing flexible accommodation for children, guests or those working from home.

Occupying the entire top floor is the impressive principal bedroom suite, creating a private retreat away from the rest of the home. The spacious bedroom is complemented by a stylish en-suite shower room and useful additional storage, making it a standout feature of the property.

Outside, the rear garden has been designed with ease of maintenance in mind, providing an attractive and secure space to enjoy throughout the year. To the front of the property are two allocated parking spaces for added convenience.

The property enjoys a highly convenient location with a range of local amenities, schools, leisure facilities and transport links all within easy reach, including rail connections for commuters.

[Living Room](#)
[Inner Hallway](#)
[Breakfast Kitchen](#)
[WC](#)
[First Floor Landing](#)
[Bedroom Three](#)
[Bedroom Two](#)
[Bathroom](#)
[Second Floor](#)
[Bedroom One](#)
[En-Suite](#)
[Outside](#)
[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.

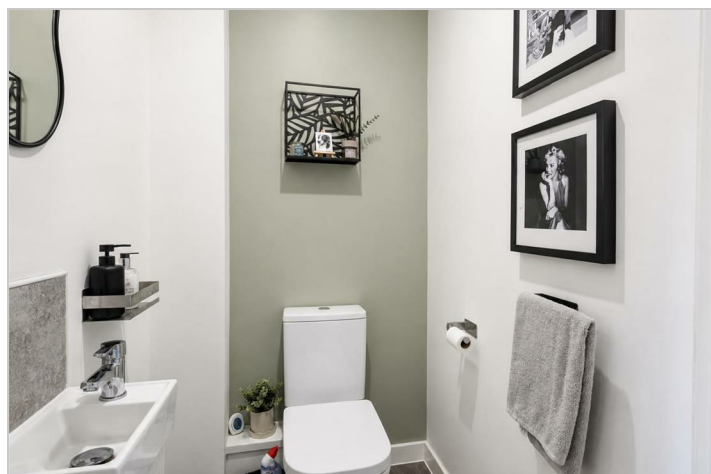
The vendor has advised the following:

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



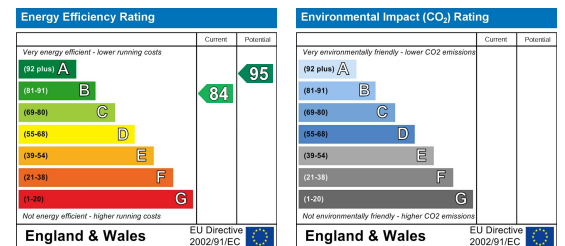
Floor Plan



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.