

JOHNSONS & PARTNERS

Estate and Letting Agency



1 WOODLAND GROVE, COLWICK

NOTTINGHAM, NG4 2GG

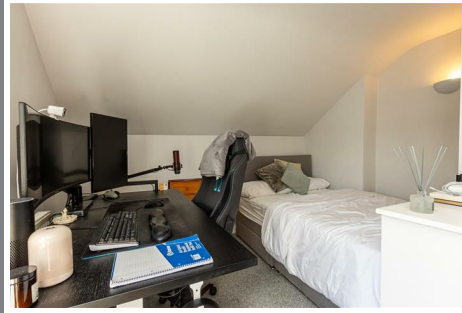
£190,000



1 WOODLAND GROVE

COLWICK, NOTTINGHAM, NG4 2GG

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Traditional Three Bedroom Property | Two Reception Rooms | Modern Kitchen | Original Features Throughout | Private Rear Garden | Popular Location | Close to Local Amenities |

Located on Woodland Grove, lies an enchanting three-bedroom Victorian end terrace that exudes character and comfort. This delightful home presents a unique opportunity for first-time buyers and families looking to plant roots in a sought-after locale.

Upon entry, one is welcomed by a cosy living room, brimming with original features that hark back to a bygone era. The dining room offers a convivial space for family meals and gatherings, leading seamlessly to the modern kitchen, which is equipped to cater to contemporary lifestyles.

The first floor houses two well-appointed bedrooms, alongside a tastefully designed bathroom, ensuring ample space for family living. The third bedroom, perched on the second floor, provides a serene retreat with views over the neighbourhood.

Outside, the rear garden invites relaxation and outdoor entertainment, while the convenience of off-street parking adds to the appeal of this home. Residents will relish the proximity to local amenities, including shops, eateries, and leisure facilities, as well as excellent transport links for an easy commute.

Situated in a popular location, this property is more than a house; it's a haven for making lasting memories. Viewing is highly recommended to fully appreciate the charm and potential this home offers. Don't miss the chance to make this gem your own.

Entrance

Living Room

12'4" x 11'8" (3.78 x 3.57)

Dining Room

13'1" x 11'8" (4 x 3.57)

Kitchen

10'4" x 4'8" (3.17 x 1.43)

First Floor Landing

Bedroom Two

12'4" x 11'8" (3.78 x 3.57)

Bedroom Three

10'1" x 8'0" (3.09 x 2.44)

Bathroom

9'10" x 4'8" (3 x 1.43)

Second Floor

Bedroom One

14'9" x 11'3" (4.50 x 3.45)

En-Suite

Agents Disclaimer

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

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



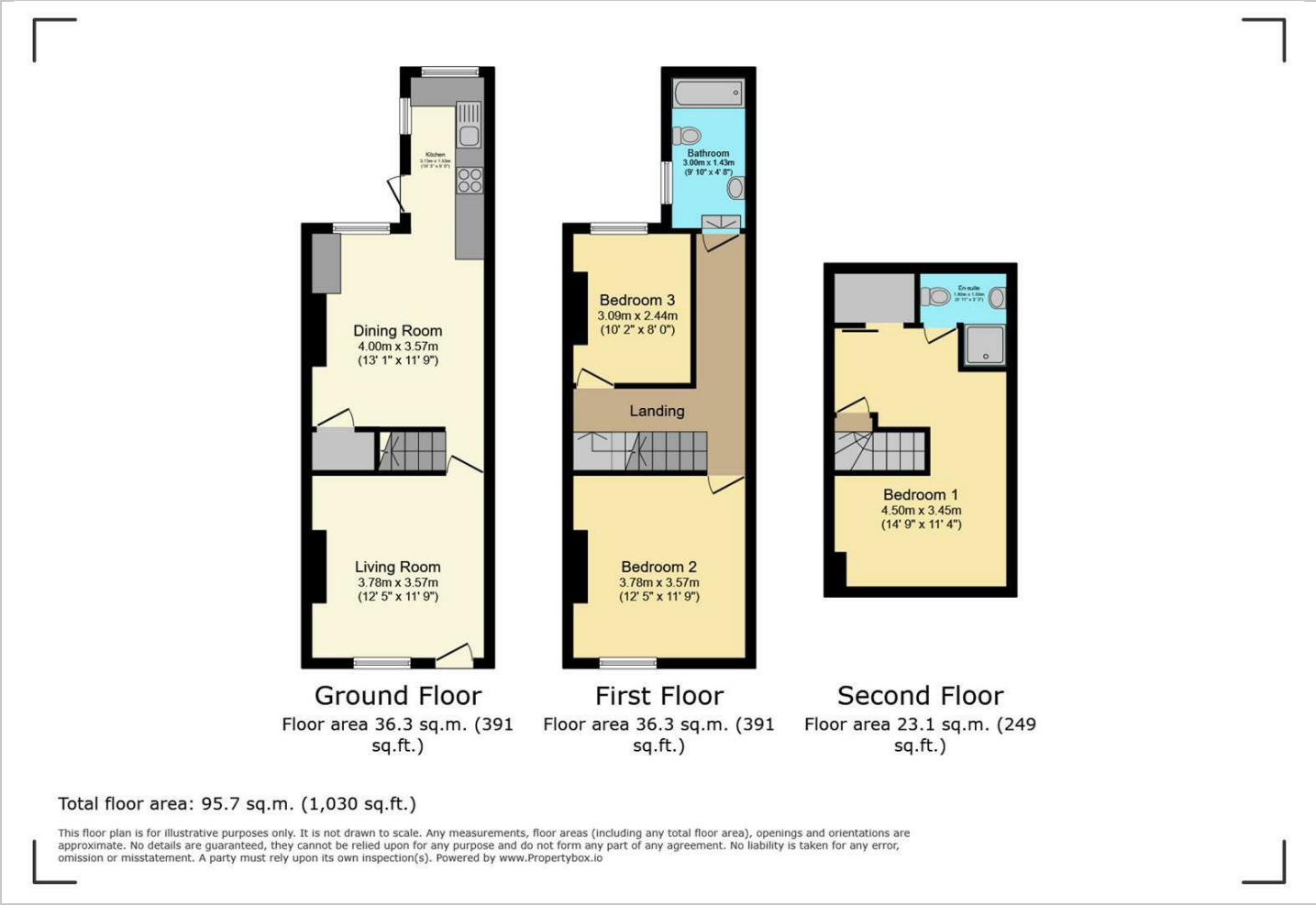
Hybrid Map



Terrain Map



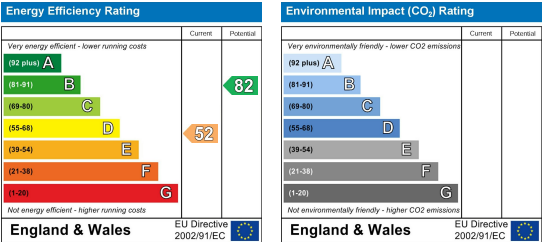
Floor Plan



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.