

JOHNSONS & PARTNERS

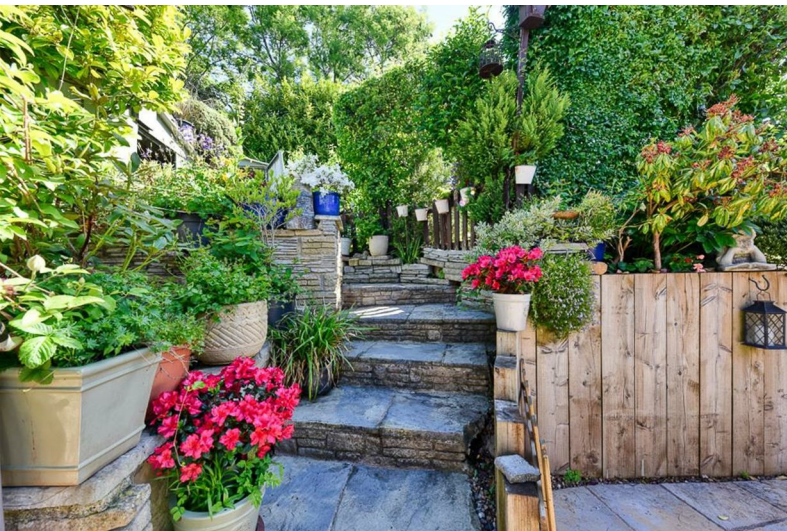
Estate and Letting Agency



84 LORIMER AVENUE, GEDLING

NOTTINGHAM, NG4 4WA

£350,000



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Detached Family Home | Four Bedrooms | Popular Location | Close to Local Amenities | Garden Room/Home Office | Viewings are Advised | Council Tax Band C | Enclosed Rear Gardens |

Nestled within the heart of Gedling, Nottingham, on the sought-after Lorimer Avenue, NG4, this splendid four-bedroom detached house presents an exceptional living space perfect for families. It's positioned in a popular location, close to local amenities and within the catchment area for reputable schools, ensuring all the essentials for modern family life are conveniently at hand.

As you step inside, you'll discover a welcoming living and dining room, bathed in natural light, offering ample space for family gatherings and entertaining guests. The adjoining snug/TV room provides a cosy retreat for relaxation and family movie nights.

The heart of the home is the well-appointed kitchen, featuring integrated appliances including a dishwasher, fridge, and freezer, simplifying meal preparations and daily routines.

Upstairs, the residence boasts four generously sized bedrooms, ensuring each family member has their own personal haven. The bedrooms are complemented by a family bathroom and an additional separate WC, catering to the needs of a bustling household.

Outside, the mature rear garden, spread across three tiers, invites outdoor living and presents an idyllic backdrop for children's play and alfresco dining. The property further benefits from a versatile garden room that can serve as a home office or a tranquil retreat from the main house.

Ample parking is provided with two designated spaces, adding convenience for residents. This delightful home balances charm with functionality, making it a perfect abode for families seeking a harmonious blend of comfort and convenience in the picturesque setting of Gedling.

Entrance Hallway

Living/Dining Room

19'9" x 12'7" (6.03 x 3.85)

Snug/TV Room

11'3" x 8'3" (3.45 x 2.54)

Kitchen

11'6" x 10'0" (3.51 x 3.07)

WC

First Floor Landing

Bedroom One

9'6" x 7'6" (2.90 x 2.30)

Bedroom Two

10'7" x 8'6" (3.25 x 2.61)

Bedroom Three

11'11" x 8'10" (3.65 x 2.70)

Bedroom Four

8'10" x 8'3" (2.7 x 2.53)

Bathroom

7'6" x 5'3" (2.30 x 1.61)

WC

Garden Room

17'3" x 11'5" (5.28 x 3.48)

Multiple Storage Units

Driveway

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

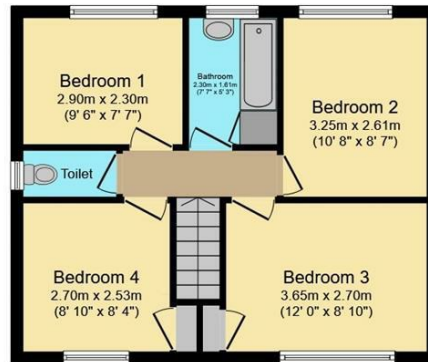


Floor Plan



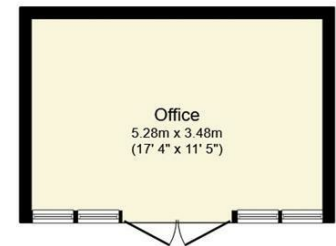
Ground Floor

Floor area 51.4 m² (554 sq.ft.)



First Floor

Floor area 44.3 m² (477 sq.ft.)



Outbuilding

Floor area 18.4 m² (198 sq.ft.)

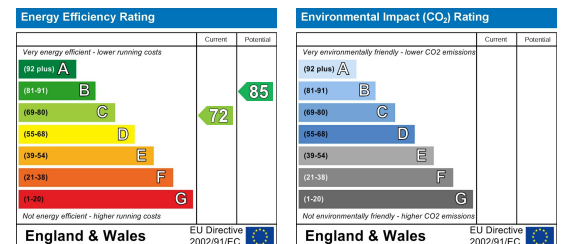
TOTAL: 114.1 m² (1,228 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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



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