

JOHNSONS & PARTNERS

Estate and Letting Agency



76 KINGFISHER ROAD, STOKE BARDOLPH, BURTON
NOTTINGHAM, NG14 5HP

OFFERS OVER £200,000



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Two Bedrooms | End Terrace | Immaculately Presented | Parking for Two Cars | Popular Locaiton |

This beautifully presented two-bedroom end townhouse on Kingfisher Road is an idyllic find. With its modern build and pristine condition, this home is perfectly suited for both the discerning downsizer seeking a peaceful retreat and the eager first-time buyer looking for a stylish abode.

Step inside and be welcomed by a comfortable living room, an inviting space for relaxation. Venture further to discover a contemporary dining kitchen, complete with French doors that open onto an immaculate rear garden, a private haven for both leisure and entertaining. Additionally, the convenience of a ground-floor WC adds a thoughtful touch to the ground-level amenities.

Upstairs, two well-appointed bedrooms offer restful sanctuaries, accompanied by a sleek bathroom, ensuring that the needs of daily living are met with style and comfort. The townhouse's modernity and aesthetic appeal are apparent throughout, making it a turnkey solution for those who appreciate fine living without the fuss of renovation.

Parking is a breeze, with spaces for two cars, ensuring that you and your guests will always find room upon arrival. Set in an extremely popular development, the property's location is a stone's throw away from local amenities, adding practicality to its long list of virtues.

Early viewings are highly advised for this gem on Kingfisher Road; don't miss the opportunity to make it your new sanctuary. Whether scaling down or stepping onto the property ladder, this townhouse in Stoke Bardolph is a perfect place to call home.

Entrance Hallway

Living Room

Dining Kitchen

WC

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Agents Disclaimer

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

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:

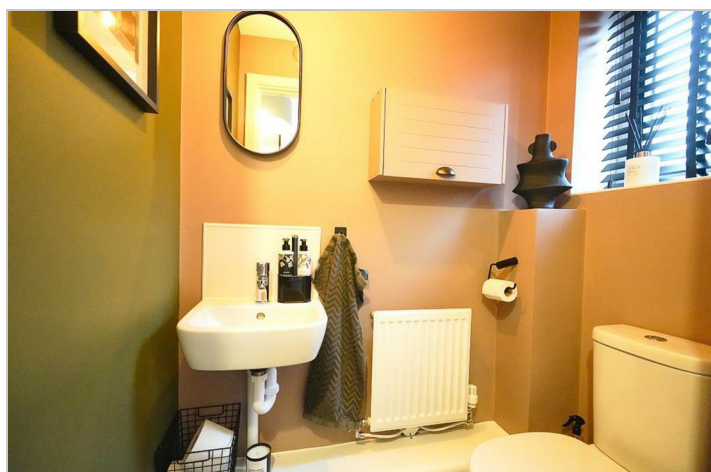
Property Tenure is Freehold

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

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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



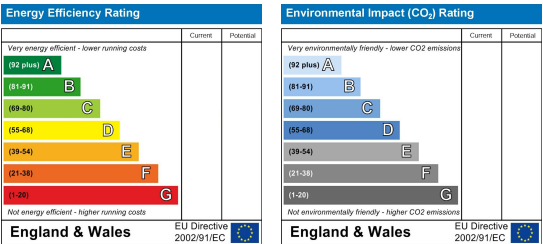
Floor Plan



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.