

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 9 BARKER HILL, LOWDHAM

NOTTINGHAM, NG14 7BH

ASKING PRICE £265,000



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Welcome to this charming three-bedroom semi-detached house located in the sought-after village of Lowdham.

This property boasts a spacious open plan lounge dining room, perfect for entertaining guests or relaxing with your family. The house also features a well-maintained garden where you can enjoy the outdoors and a driveway that can accommodate multiple vehicles, ensuring parking is never an issue, as well as having a larger than average garage.

Situated in a popular village location with no flood risk, you'll have peace of mind living in this beautiful home. The proximity to open countryside offers a tranquil setting, ideal for nature lovers or those who enjoy outdoor activities.

Convenience is key with this property, as it is close to shops, schools, public transport, pubs, restaurants, and other amenities. Whether you're looking for a peaceful retreat or a place with easy access to daily necessities, this house offers the best of both worlds.

Don't miss out on the opportunity to own this lovely home. Book a viewing today and envision yourself living in this delightful property!

Reception Hallway  
11'8 x 6'1 (3.56m x 1.85m)

Lounge Dining Room

Lounge Area  
14'11 x 11' (4.55m x 3.35m)

Dining Area  
9'8 x 9'8 (2.95m x 2.95m)

Kitchen  
11'2 x 9'6 (3.40m x 2.90m)

Rear Lobby  
3'8 x 3'1 (1.12m x 0.94m)

First Floor Landing

Bedroom One  
13'4 x 10'11 (4.06m x 3.33m)

Bedroom Two  
13'4 x 9'8 (4.06m x 2.95m)

Bedroom Three  
7'10 x 7'6 (2.39m x 2.29m)

Bathroom  
7'8 x 5'5 (2.34m x 1.65m)

Outside

Front Garden & Driveway For Multiple Vehicles

Rear Garden

Larger Than Average Garage

Brick Built Store

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Newark & Sherwood - 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 or Leasehold]

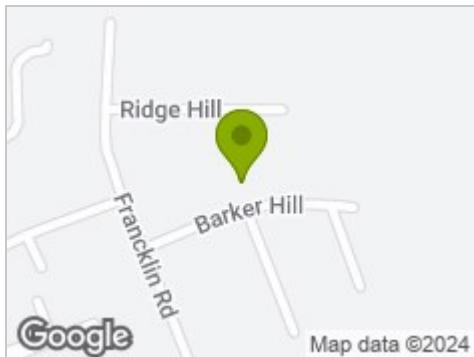
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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



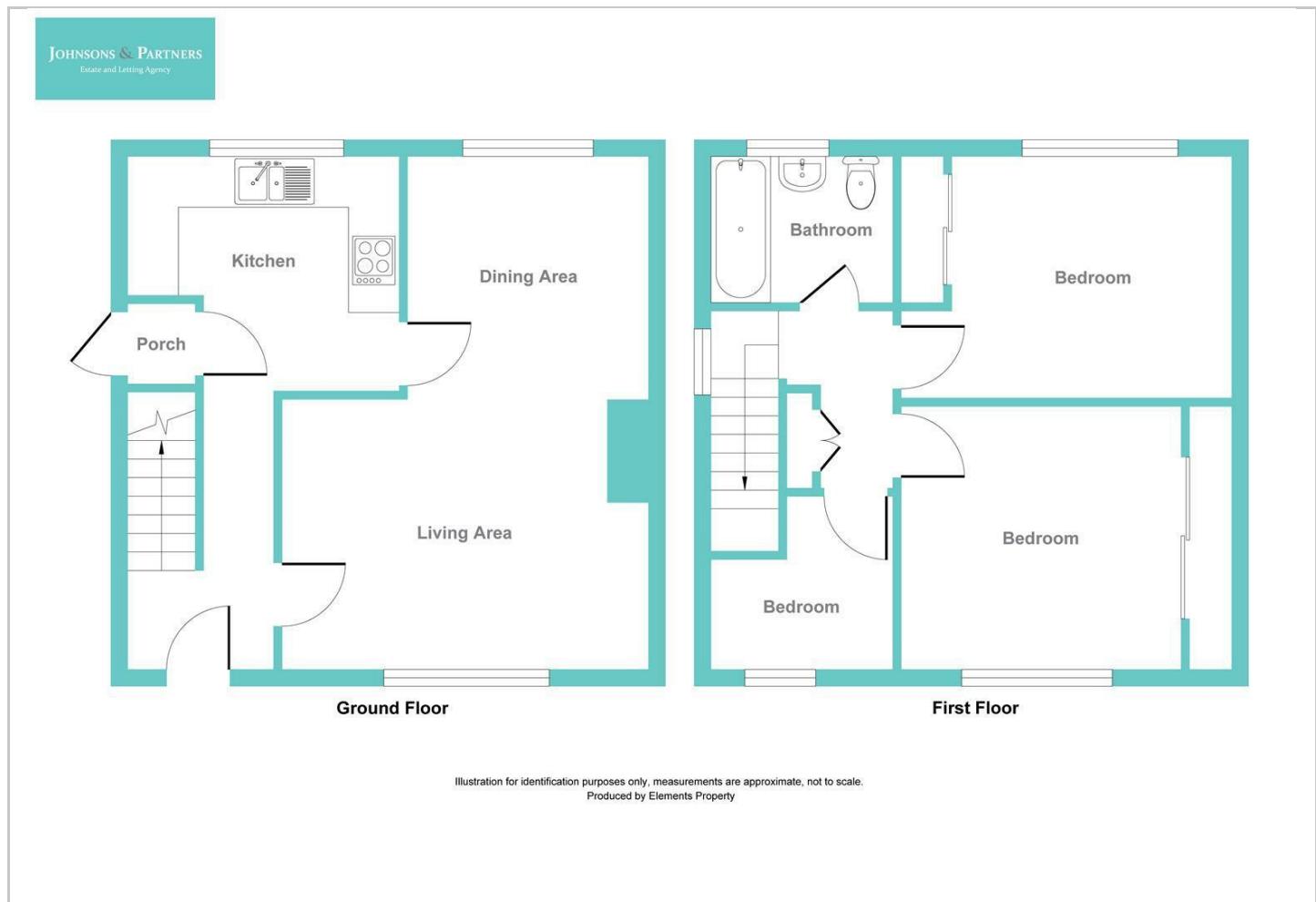
## Hybrid Map



## Terrain Map



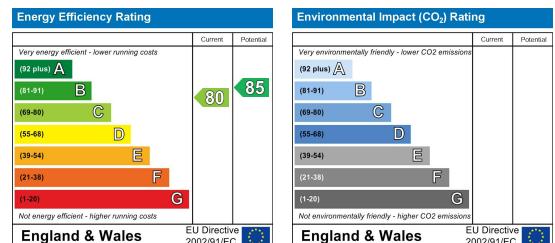
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.