

JOHNSONS & PARTNERS

Estate and Letting Agency



9 THORNDALE ROAD, CALVERTON

NOTTINGHAM, NG14 6HS

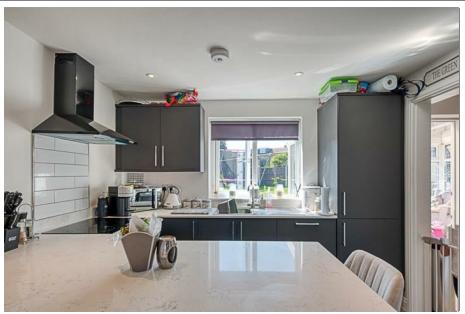
OFFERS OVER £240,000



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A beautifully presented and totally refurbished, three/four bedroom extended semi detached 'family sized' home. The property has recently undergone a comprehensive scheme of improvements including the addition of energy efficient solar panels, electric heating system as well as cosmetics including a new kitchen and bathroom. The property is close to the heart of this extremely popular village which has a wide range of amenities including shops, schools, public transport services and recreational facilities with golf courses a leisure centre and parks all close by.

In brief, the accommodation comprises, reception hallway, open plan lounge dining room, reception room/bedroom four, inner lobby, WC and conservatory, which completes the ground floor. From the first floor landing there are thee bedrooms and the family bathroom. To the outside, there are gardens to the front and rear as well as a driveway providing off road parking and a garage.

Internal viewing has never been more important in order to fully appreciate all this wonderful home has to offer. Contact us now to book your personal viewing appointment.

Reception Hallway
9' x 9'2 (2.74m x 2.79m)

Lounge/Dining/Kitchen
21'5 x 10'1 (6.53m x 3.07m)

Bedroom Four/Reception
10'2 x 8'11 (3.10m x 2.72m)

Utility Room
8'10 x 5'5 (2.69m x 1.65m)

Conservatory
11'2 x 6'11 (3.40m x 2.11m)

WC
4'6 x 3'3 (1.37m x 0.99m)

First Floor Landing

Bedroom One
13'3 x 10'7 (4.04m x 3.23m)

Bedroom Two
12'7 x 8'9 (3.84m x 2.67m)

Bedroom Three
8'7 x 7'6 (2.62m x 2.29m)

Family Bathroom
8'10 x 4'8 (2.69m x 1.42m)

Outside

Front & Rear Gardens

Garage

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 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.



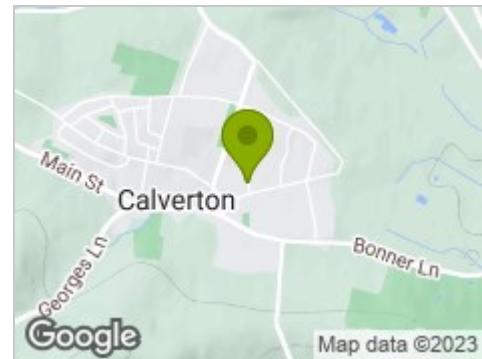
Road Map



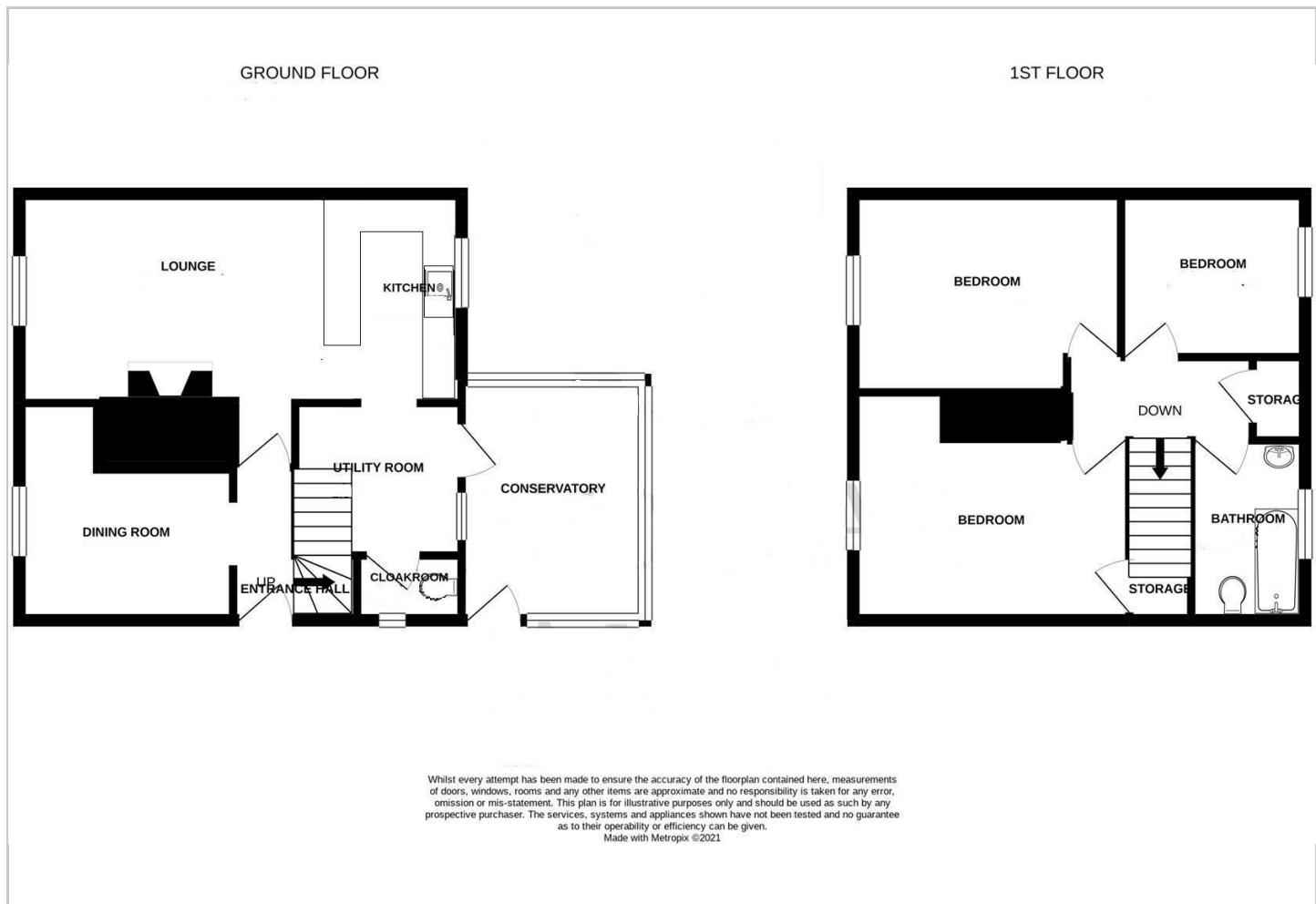
Hybrid Map



Terrain Map



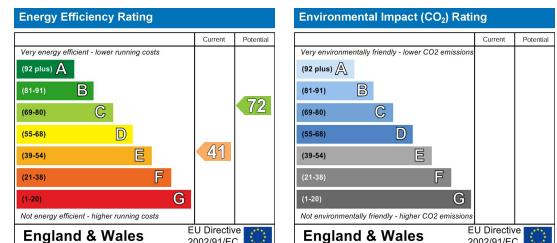
Floor Plan



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.