

JOHNSONS & PARTNERS

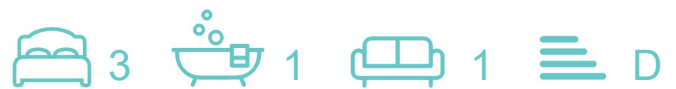
Estate and Letting Agency



2 DARON GARDENS,

NOTTINGHAM, NG5 9HJ

OFFERS OVER £160,000



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Three Bedrooms | Mid Terraced House | Modern Kitchen & Bathroom | Well Presented Throughout | Popular Location | Front & Rear Gardens | Ideal First Time Buyer / Investment | Viewings Advised |

This well-presented mid-terraced house offers a bright and modern home in a highly convenient and popular location, perfect for first-time buyers or as an excellent investment opportunity.

Beautifully maintained throughout, it feels warm and welcoming from the moment you step inside. The inviting entrance hall features tiled flooring, carpeted stairs with a wooden balustrade, oak doors to the principal rooms, and multiple storage closets. The cosy lounge has been lovingly refurbished and benefits from corner storage cupboards and a large front window that fills the space with natural light. This opens seamlessly into the stylish kitchen/diner, designed for both function and entertaining, with modern units, complementing worktops, a dedicated cooker niche, breakfast bar, and French doors leading directly to the rear garden.

Upstairs are three good-sized bedrooms and a spacious modern family bathroom. The main bedroom to the front offers ample space and a large window, the second double overlooks the garden, and the third includes a built-in storage cupboard. The fully tiled bathroom has a bath with shower over, vanity sink, and WC.

Outside there is a lawned front garden and a good-sized rear garden with paved and lawned areas, ideal for relaxing.

Located in a sought-after area close to shops, schools, and transport links, this property delivers comfort, style, and convenience in one package.

Entrance Hallway

Living Room

11'8" x 11'5" (3.56 x 3.50)

Dining Kitchen

17'8" x 9'11" (5.40 x 3.04)

First Floor Landing

Bedroom One

13'10" x 8'8" (4.23 x 2.66)

Bedroom Two

9'7" x 9'4" (2.93 x 2.87)

Bedroom Three

7'7" x 5'10" (2.33 x 1.78)

Bathroom

8'5" x 5'4" (2.58 x 1.65)

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 - 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



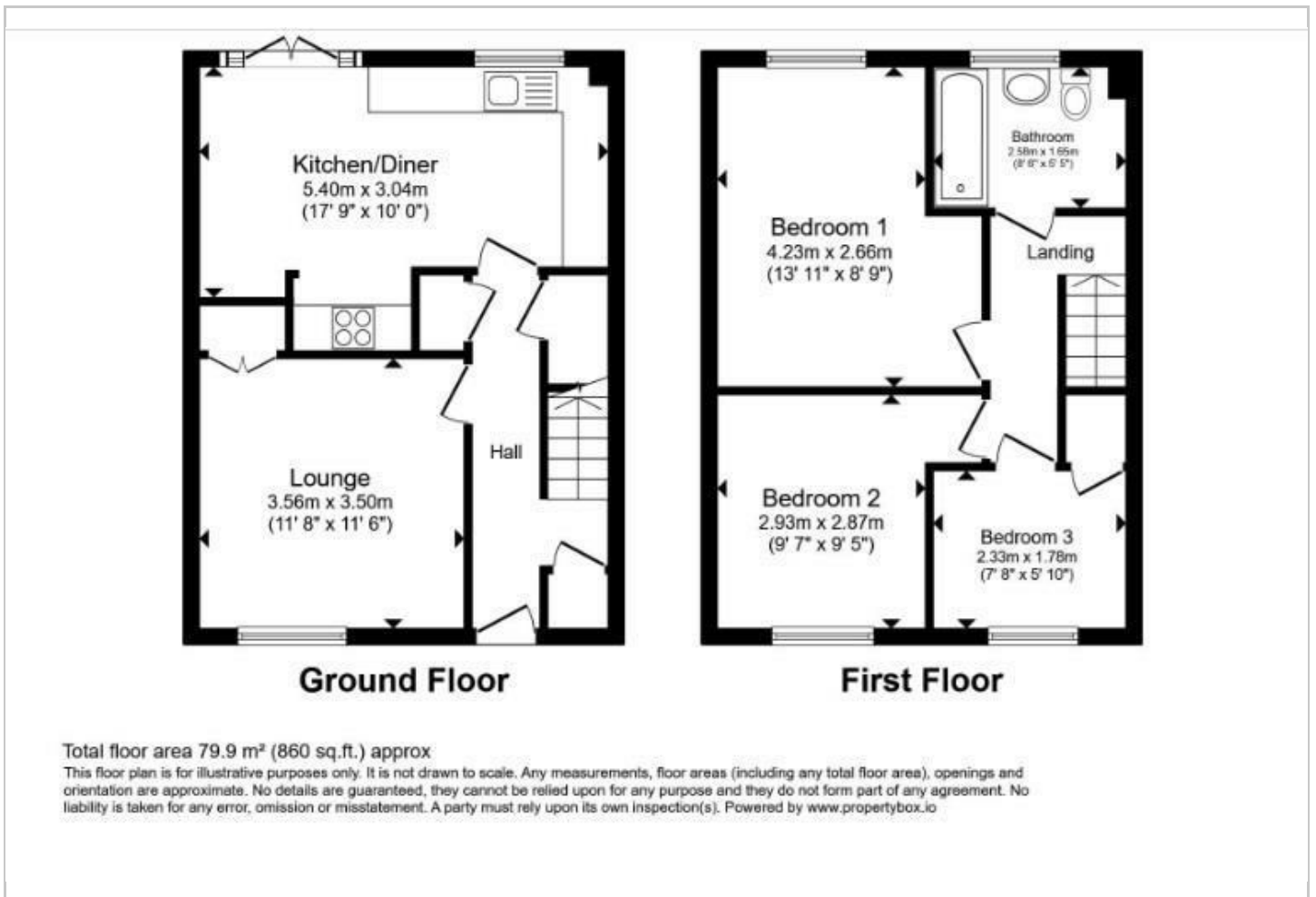
Hybrid Map



Terrain Map



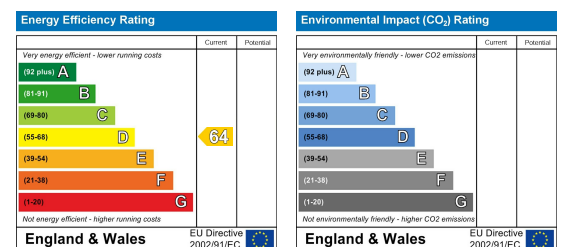
Floor Plan



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.