JOHNSONS & PARTNERS

Estate and Letting Agency



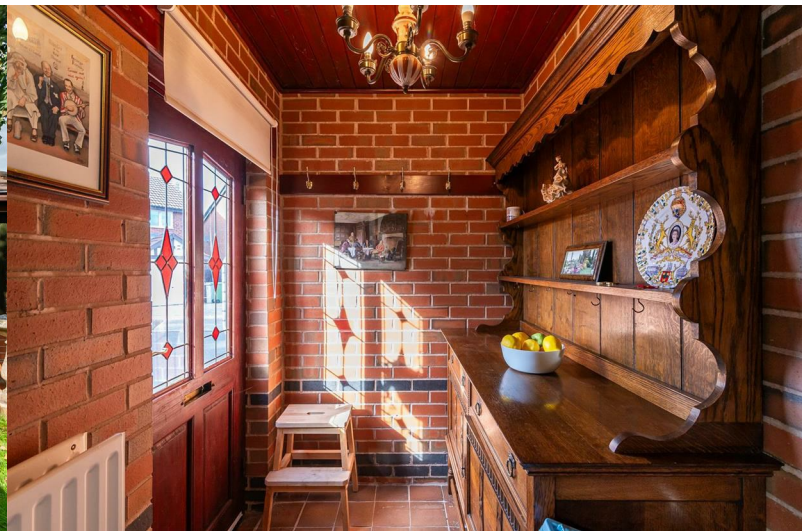
2B BLENHEIM AVENUE, LOWDHAM

NOTTINGHAM, NG14 7WD

£295,000

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LOWDHAM, NOTTINGHAM, NG14 7WD

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NO UPWARD CHAIN | Detached Bungalow | Highly Regarded Lowdham Village | Beautifully Maintained | Generous Living Room | Additional Snug / Garden Room | Modern Kitchen |

Set within the highly regarded village of Lowdham, this beautifully maintained two-bedroom detached bungalow offers a wonderfully comfortable home with generous living space, attractive gardens and the convenience of single-storey living.

The property has clearly been well loved and cared for, with a warm and welcoming feel throughout. A central entrance hall provides access to the principal rooms, including a particularly generous living room which forms the heart of the home. There is ample space for comfortable seating, while a feature fireplace creates a natural focal point.

Beyond the living room is a delightful snug/garden room, filled with natural light and providing an inviting additional reception space overlooking the rear garden. Sliding doors create an easy connection between the two rooms, making this an ideal spot for relaxing throughout the year.

The kitchen has been updated with a smart range of contemporary units, contrasting work surfaces and integrated cooking appliances, while a door provides direct access outside. The accommodation is complemented by a modern shower room with a generous walk-in shower.

There are two bedrooms, with the principal bedroom being an excellent-sized double and benefiting from an extensive range of fitted wardrobes and storage. The second bedroom also incorporates useful fitted storage and could work equally well as a guest bedroom, dressing room or home office.

Outside, the rear garden has been thoughtfully landscaped to provide a lovely combination of paved seating areas, established planting and lawn, creating an attractive yet manageable space for outdoor dining and relaxation. A driveway provides off-road parking.

Lowdham remains one of the area's most sought-after village locations, offering an excellent range of local amenities and transport connections while retaining the relaxed atmosphere and community feel that make village life so appealing.

A charming and exceptionally well-maintained bungalow offering a versatile layout in a superb village setting.

Living Room
15'8" x 14'0" (4.78 x 4.28)

Kitchen
10'7" x 8'9" (3.25 x 2.69)

Snug
11'11" x 9'3" (3.65 x 2.83)

Hallway

Bedroom One
14'7" x 8'11" (4.45 x 2.74)

Bedroom Two
8'3" x 7'4" (2.53 x 2.25)

Shower Room
8'9" x 8'0" (2.68 x 2.46)

Agents Disclaimer
Disclaimer - Council Tax Band Rating - Newark and Sherwood - 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 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.

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.

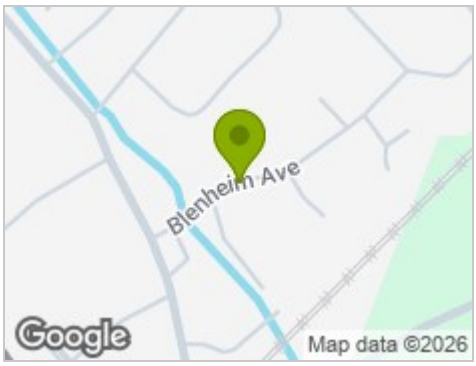








Road Map



Hybrid Map



Terrain Map



Floor Plan



Floor Plan

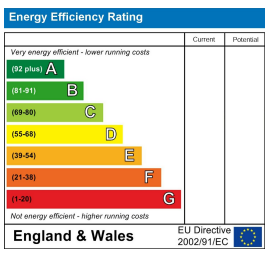
Total floor area: 76.7 sq.m. (825 sq.ft.)

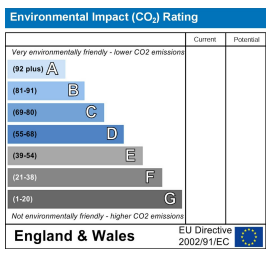
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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