

# JOHNSONS & PARTNERS

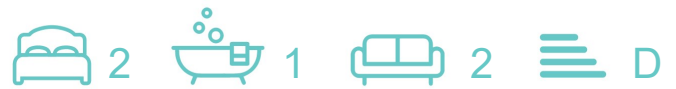
Estate and Letting Agency



**182 BURGASS ROAD,**

NOTTINGHAM, NG3 6JP

**£165,000**



# 182 BURGASS ROAD

, NOTTINGHAM, NG3 6JP

£165,000



FOR SALE WITH NO CHAIN | Two Double Bedrooms | Two Reception Rooms | End of Terrace Property | Close to Local Amenities | Close to Local Transport Links | Viewings are Highly Advised |

Delightfully positioned on Burgass Road in Nottingham, this charming two-bedroom end terrace is an absolute gem for both first-time buyers and investors. With its traditional style, this inviting property boasts an array of features that offer a seamless blend of classic charm and modern convenience.

Upon entering the home, you'll find a cosy living room, perfect for unwinding after a long day. A separate dining room presents the ideal space for hosting dinner parties or enjoying family meals. The modern kitchen, complete with all the essentials, also provides a door leading to the rear garden, allowing natural light to spill in and creating an airy atmosphere.

The first floor is home to two generously sized double bedrooms, each offering a tranquil retreat from the bustle of everyday life. Additionally, there is a well-appointed bathroom, serving both practicality and comfort.

Outside, the property doesn't fail to impress with a quaint courtyard area, an inviting space for a morning coffee. A gate opens to the main garden, which awaits your personal touch to become an oasis for relaxation or entertainment.

Situated in a sought-after locale, this home benefits from proximity to local amenities, including shops, restaurants, and excellent transport links, making it a convenient choice for commuting or exploring the city.

This property comes to the market with no onward chain, which significantly simplifies the buying process. An opportunity not to be missed, this house is ready to become a cherished home for its new owners.

## Entrance

## Living Room

11'2" x 11'9" (3.41 x 3.60)

## Dining Room

15'5" x 12'0" (4.71 x 3.67)

## Kitchen

11'4" x 6'11" (3.47 x 2.13)

## Fist Floor Landing

## Bedroom One

11'9" x 12'9" (3.60 x 3.89)

## Bedroom Two

12'5" x 9'10" (3.80 x 3.01)

## Bathroom

11'1" x 6'2" (3.39 x 1.88)

## Agents Disclaimer

Disclaimer - Council Tax Band Rating - Nottingham 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

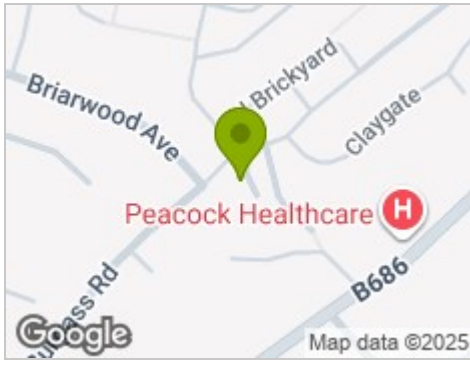
employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.



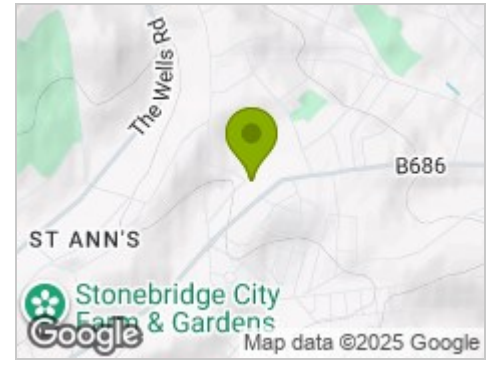
## Road Map



## Hybrid Map



## Terrain Map



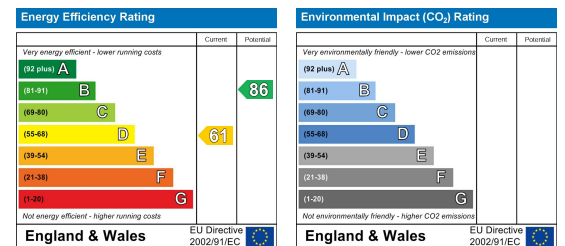
## Floor Plan



## 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.