

# JOHNSONS & PARTNERS

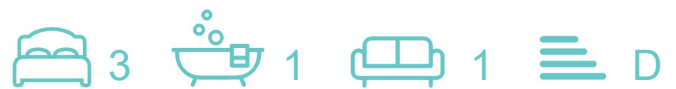
Estate and Letting Agency



## 22 ORCHARD DRIVE, CALVERTON

NOTTINGHAM, NG14 6GP

GUIDE PRICE £290,000



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For Sale with NO CHAIN | Guide Price - £290,000 - £300,000 | Beautifully Presented Detached Bungalow | Modern Interiors | Breakfast Kitchen | Private Rear Garden | Driveway and Garage | Close to Local Amenities & Transport Links |

Nestled in the heart of Calverton on the peaceful Orchard Drive, this immaculately presented three-bedroom detached bungalow is a hidden gem for discerning buyers searching for a bungalow that offers tranquility, convenience, and modern living.

As you step into this modern abode, you're welcomed by a bright and spacious living room, offering a serene retreat for relaxation and entertainment. The contemporary breakfast kitchen, complete with modern fixtures and French doors, invites natural light in and provides a seamless transition to the well-maintained west-facing garden. This outdoor haven, benefiting from the privacy offered by backing onto local allotments, is perfect for al fresco dining and leisurely evenings under the setting sun.

Boasting three well-appointed bedrooms, each offering a blank canvas to imprint your personal style, this property ensures comfort and restful slumber. The modern four-piece bathroom, featuring both a bath and an invigorating shower, caters to all your pampering needs.

With two parking spaces, this home is not only a sanctuary but also a practical choice for those with vehicles. The no-chain sale aspect of this property simplifies the buying process, allowing you to move in without delay.

Situated in a sought-after locale, you're never too far from the pulse of the community, with local amenities and transport links within easy reach.

This desirable bungalow is an exceptional find, and we strongly advise viewings to fully appreciate the lifestyle it offers.

### Entrance Hallway

### Living Room

13'9" x 9'10" (4.20 x 3)

### Breakfast Kitchen

15'1" x 11'5" (4.60 x 3.50)

### Bedroom One

13'1" x 9'10" (4 x 3)

### Bedroom Two

13'9" x 9'10" (4.20 x 3)

### Bedroom Three

9'10" x 8'2" (3 x 2.50)

### Bath and Shower Room

8'6" x 7'2" (2.60 x 2.2)

### Garage

17'6" x 8'3" (5.34 x 2.54)

### 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 - Gedling Council – Tax Band 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

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



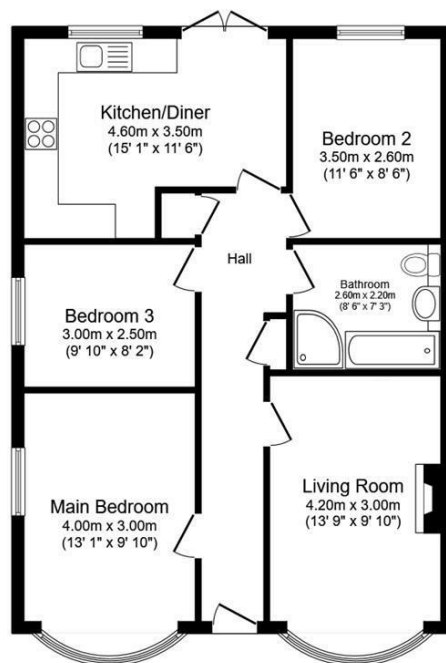
## Hybrid Map



## Terrain Map

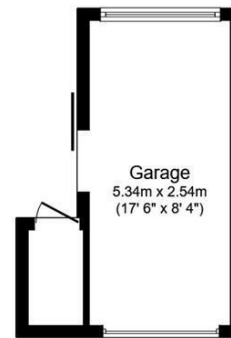


## Floor Plan



**Floor Plan**

Floor area 76.7 sq.m. (825 sq.ft.)



**Garage**

Floor area 15.0 sq.m. (161 sq.ft.)

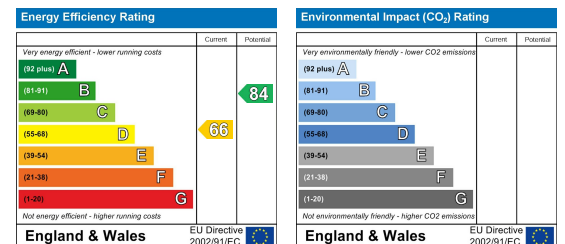
Total floor area: 91.7 sq.m. (987 sq.ft.)

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



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.