

JOHNSONS & PARTNERS

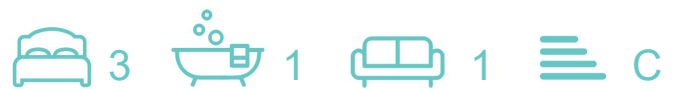
Estate and Letting Agency



111 HAVENWOOD RISE,

NOTTINGHAM, NG11 9HB

£200,000



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For Sale with NO CHAIN | Three Bedrooms | Dining Kitchen | Well Presented | Off Road Parking | Low Maintenance Rear Garden | Close to Local Amenities and Transport Links | Viewing Advised |

****Please note that the property is currently tenanted - New photos and a floorplan will follow. The current internal photos were provided to us by the owner and appear to be from 2024 before the property was tenanted****

Welcome to Havenwood Rise, Clifton - a deceptively spacious three-bedroom mid-terraced home, ideally positioned for a wide variety of buyers. This well-presented property boasts excellent transport connections, with frequent tram and bus links to Nottingham City Centre and the convenience of East Midlands Airport just 20 minutes away on the Skylink Express.

Step inside to discover a generous lounge adorned with a modern feature fireplace and high-quality laminate flooring, providing a welcoming space to relax and entertain. The dining kitchen offers ample room for family meals, complete with a gas cooker, handy pantry, and a utility area with plumbing for a washing machine and additional storage.

Upstairs, you will find two double bedrooms - one with full-length fitted wardrobes and another with pleasant rear views - plus a well-sized single bedroom featuring a deep fitted cupboard, ideal for storage or a home office. The family bathroom is fitted with a contemporary white suite and shower over the bath.

Further benefits include gas central heating, double glazing throughout, and both front and rear gardens - perfect for those who enjoy outdoor living.

Situated in Clifton, a suburb with outstanding amenities, reputable schools, and Nottingham Trent University's nearby campus, this home is perfect for professionals, families, and investors alike. Excellent tram and bus services, along with proximity to major roads, make commuting a breeze. Early viewing is highly recommended—this inviting home won't be available for long!

Entrance Hallway

Living Room

13'4" x 13'11" (4.08 x 4.26)

Dining Kitchen

12'5" x 9'11" (3.81 x 3.04)

First Floor Landing

Bedroom One

12'11" x 8'0" (3.96 x 2.46)

Bedroom Two

10'8" x 10'1" (3.27 x 3.09)

Bedroom Three

7'7" x 6'10" (2.33 x 2.10)

Bathroom

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:

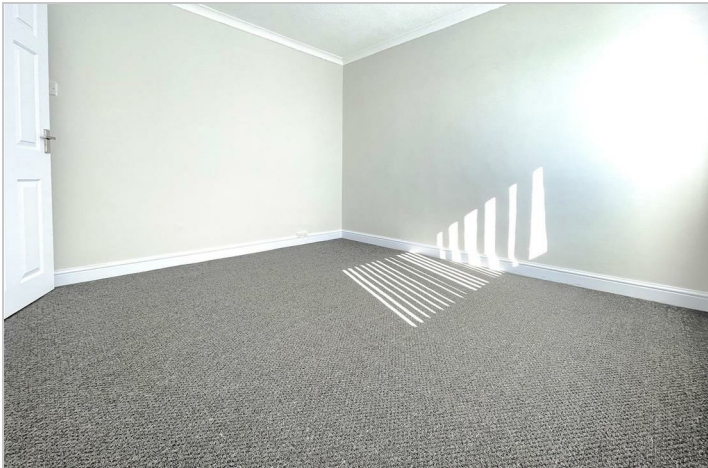
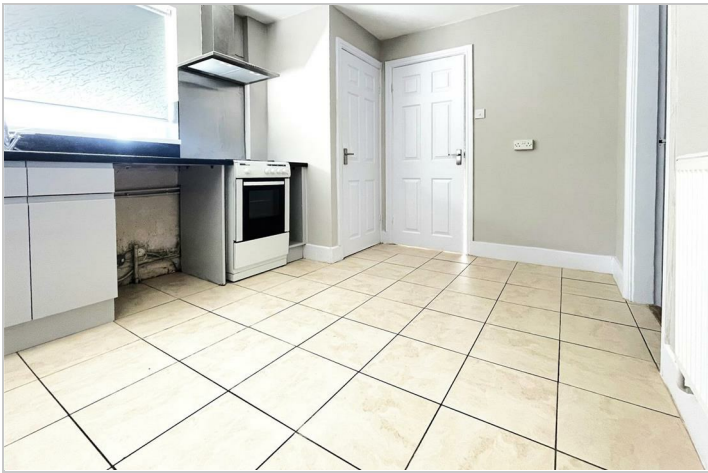
Property Tenure is Freehold

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



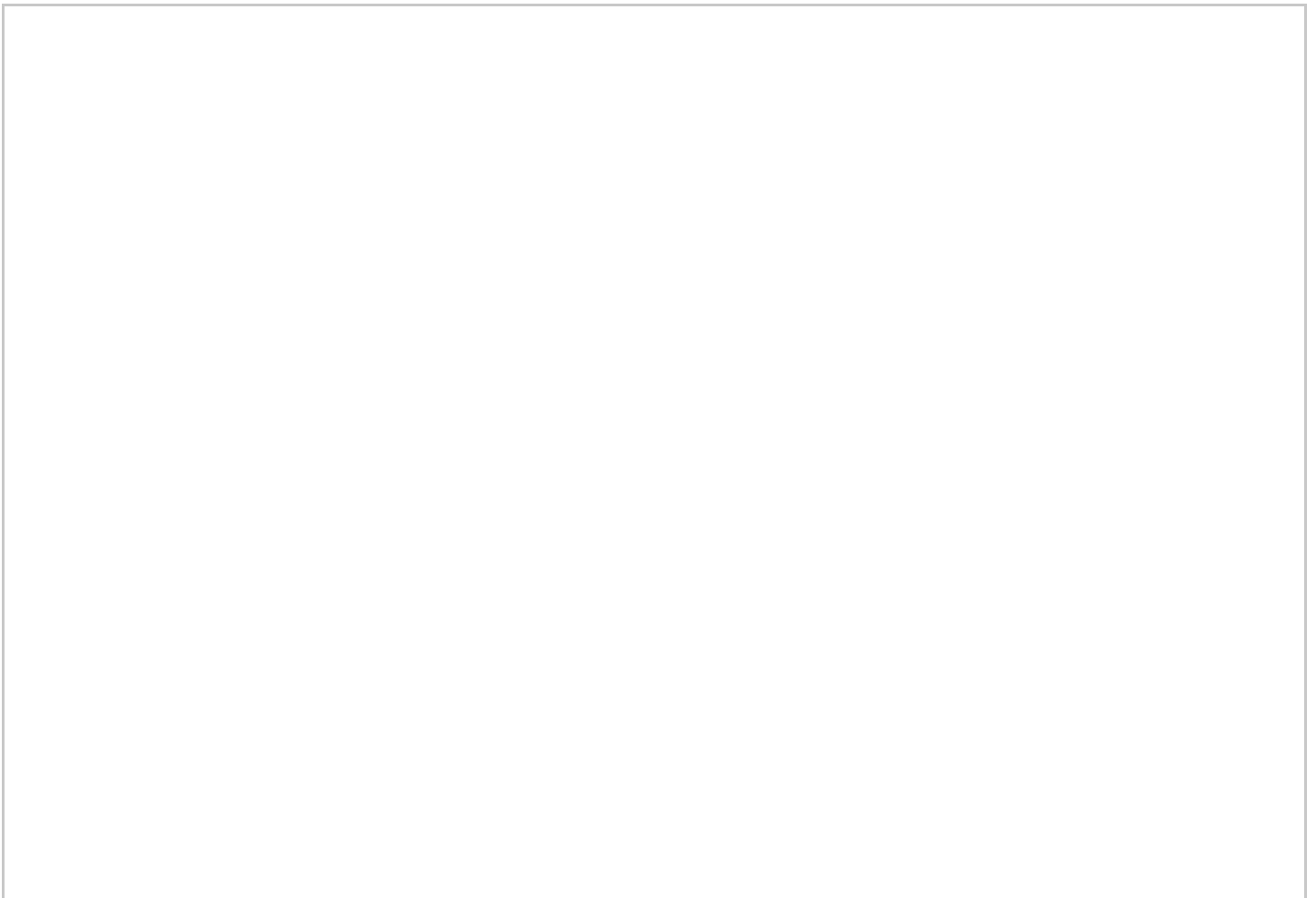
Hybrid Map



Terrain Map



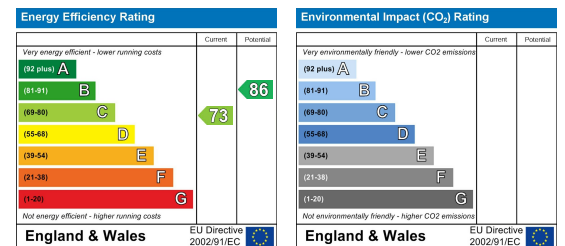
Floor Plan



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.