

# JOHNSONS & PARTNERS

Estate and Letting Agency



**11 SPRAY CLOSE,**

COLWICK, NG4 2GT

**OFFERS OVER £220,000**





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Three Bedrooms | Popular Location | Close to Local Amenities | Must be Viewed | End Townhouse |  
|| Nestled in the heart of the highly sought-after area, Spray Close presents an enticing opportunity for first-time buyers and young families seeking their perfect home. This charming three-bedroom townhouse is a gem waiting to be discovered.

Step inside to find a beautifully arranged living and dining room, where the light cascades through elegant French doors that open onto a tranquil garden space, ideal for both relaxation and entertaining. The kitchen is located at the front of the property, and there is a downstairs WC to complete the ground floor.

Upstairs, three well-proportioned bedrooms offer a peaceful retreat at the end of each day. The property is further complemented by a stylish family bathroom that promises to cater to your needs with its modern fixtures and fittings.

Outside, the convenience of a driveway awaits, offering two parking spaces that underscore the property's practical appeal. Meanwhile, the locality cannot be overstated; with local amenities within easy reach, everything from shops to schools is just a stone's throw away.

Viewing is an absolute must for this delightful townhouse. It captures the essence of contemporary living and promises to be a warm and welcoming home for those looking to step onto the property ladder. Don't miss the chance to make this home your own; a property of this calibre is sure to be snapped up quickly.

### Entrance Hallway

### Living/Dining Room

16'2" x 13'8" (4.94 x 4.18)

### Kitchen

9'5" x 7'9" (2.89 x 2.38)

### WC

### First Floor Landing

### Bedroom One

9'4" x 9'2" (2.87 x 2.80)

### Bedroom Two

10'7" x 8'2" (3.24 x 2.50)

### Bedroom Three

7'8" x 6'11" (2.34 x 2.13)

### Bathroom

6'7" x 5'5" (2.03 x 1.67)

### 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.

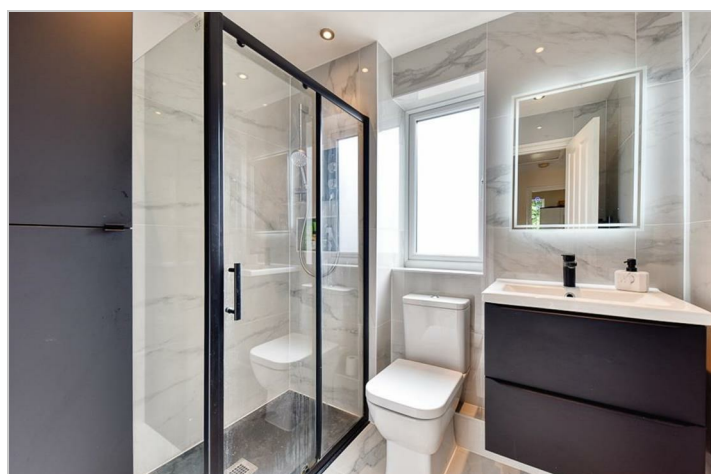
The vendor has advised the following:

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



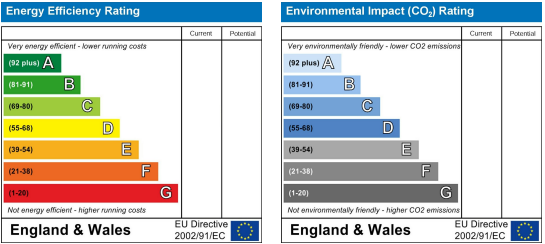
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.