

# JOHNSONS & PARTNERS

Estate and Letting Agency



**26 KAPPLER CLOSE, NETHERFIELD**

NOTTINGHAM, NG4 2PT

**£195,000**



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Nestled within the highly sought-after locale of Kappler Close, Netherfield, Nottingham, this well presented three-bedroom terrace property promises a delightful living experience, tailored to suit a myriad of discerning buyers. Boasting a harmonious blend of space, comfort, and modern convenience, offers an enviable residential retreat.

As you step through the entrance hallway, you are greeted by a welcoming and spacious living room, bathed in natural light and designed for relaxation and social gatherings. The heart of this home lies in its modern kitchen, replete with contemporary decor and high-specification appliances, ensuring culinary endeavours are both a pleasure and a breeze.

A handy downstairs w.c. complements the layout, while upstairs, the property continues to impress with three generously proportioned bedrooms, each one a comfortable sanctuary. The family bathroom, stylish and practical, serves the sleeping quarters with ease.

Outside, the low maintenance rear garden provides a private oasis, perfect for alfresco dining or simply enjoying the tranquillity of your own outdoor space.

Situated a stone's throw from local amenities, and a short walk from reputable local schooling, this residence is not just a house but a gateway to a well-rounded lifestyle. With its popular location and the wealth of benefits it presents, viewing comes highly recommended to fully appreciate what this delightful home has to offer.

Entrance Hallway

Living Room

Kitchen

Ground Floor WC

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band B

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

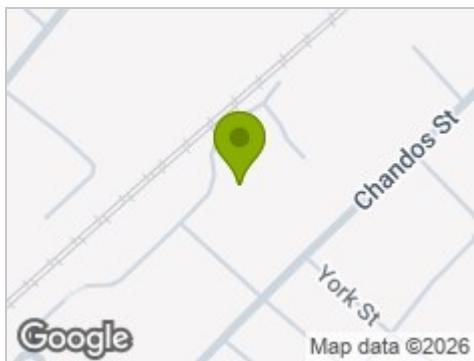
contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building 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



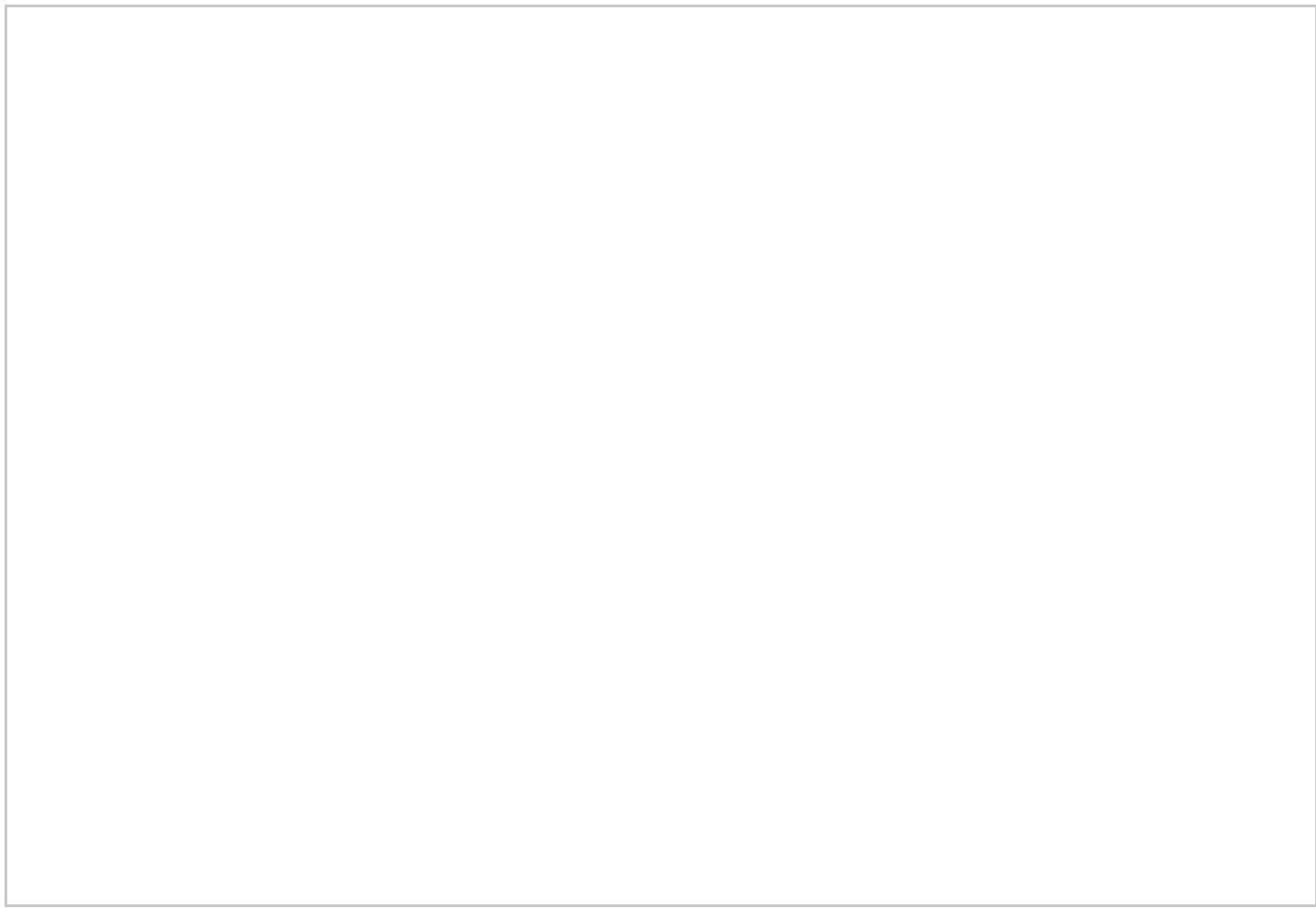
## Hybrid Map



## Terrain Map



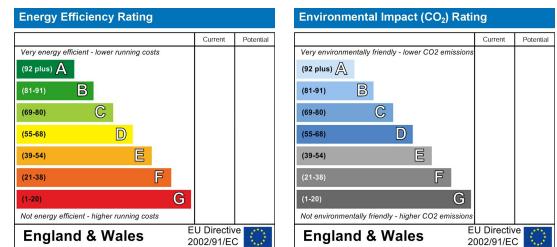
## Floor Plan



## 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.