

# JOHNSONS & PARTNERS

Estate and Letting Agency



**7 STATION ROAD, LOWDHAM**

NOTTINGHAM, NG14 7DU

**£199,500**



# 7 STATION ROAD

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Never has Flooded | For Sale with NO CHAIN | Immaculate Cottage | Beautifully Presented Throughout | Original Features | Close to the Village Amenities and Transport Links | Viewings Highly Advised |

Located on Station Road in the ever-popular village of Lowdham, this delightful one-bedroom period terrace cottage offers a wonderful opportunity for those seeking charm and character in a highly desirable location. Immaculately presented throughout and offered with no onward chain, this picturesque cottage boasts a wealth of original features, including stone terracotta tiling, exposed beamed ceilings, and a characterful feature fireplace complete with log burner – perfect for cosy evenings in.

The spacious open-plan living and dining area enjoys beautiful sand stone flooring, creating a warm and inviting space ideal for relaxing or entertaining. The quaint kitchen is both practical and charming, with a window seat providing serene views over the nearby stream, the perfect spot for morning coffee.

Upstairs, you will find a generous double bedroom, alongside a modern shower room benefitting from luxurious underfloor heating. The accommodation is complemented by a private and secluded courtyard garden to the front, providing an idyllic retreat for alfresco dining or simply unwinding with a book.

Located just a short stroll from Lowdham's excellent local amenities, this lovely cottage is also well-positioned for transport links, including the railway station, making it ideal for commuters or those wishing to explore the surrounding countryside. This is a rare opportunity to acquire a beautiful period property in a thriving village setting – early viewing is highly recommended.

### Entrance Hall

### Living Area

12'1" x 11'7" (3.70 x 3.54)

### Dining Area

7'10" x 7'6" (2.40 x 2.30)

### Kitchen

11'8" x 8'10" (3.56 x 2.70)

### First Floor Landing

### Bedroom

12'1" x 12'1" (3.70 x 3.70)

### Bathroom

7'1" x 6'11" (2.18 x 2.12)

### 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 - Newark and Sherwood 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.

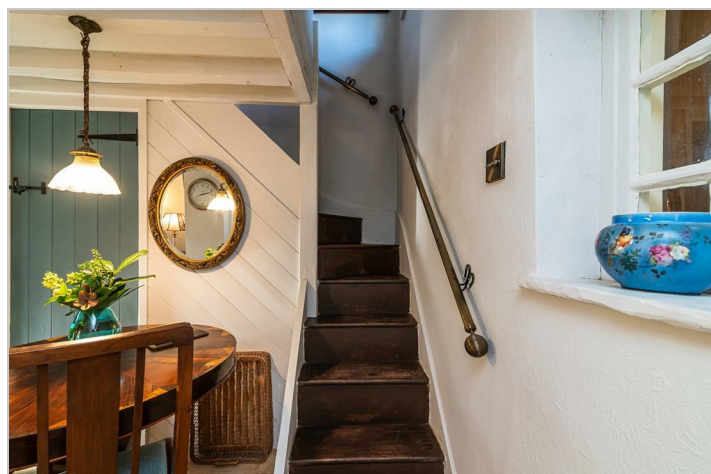
The vendor has advised the following:

Property Tenure is Freehold

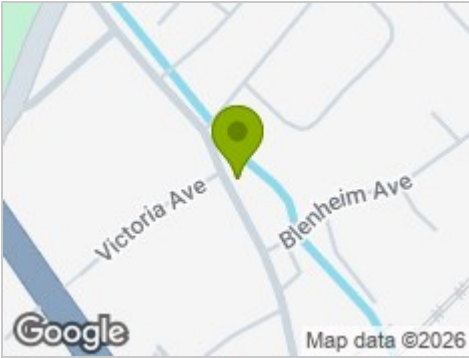
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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



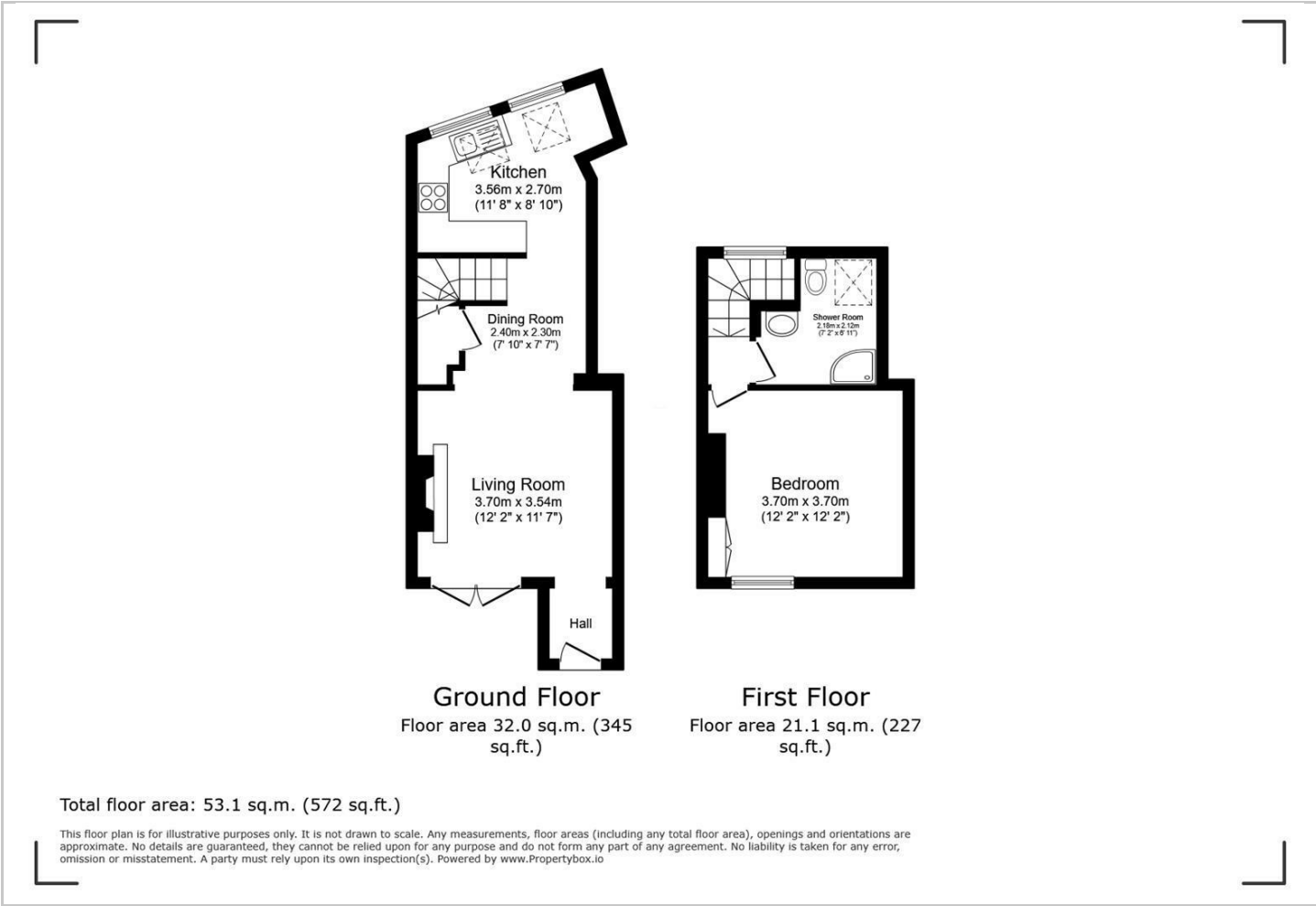
Hybrid Map



Terrain Map



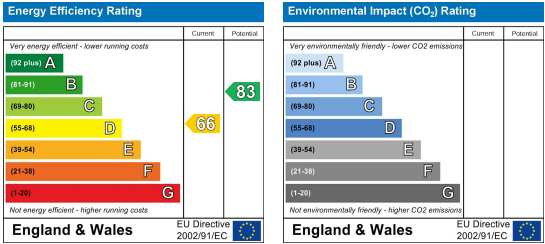
Floor Plan



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