

JOHNSONS & PARTNERS

Estate and Letting Agency



42 HAVENWOOD RISE,

NOTTINGHAM, NG11 9HE

£210,000



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For Sale with Tenant In Situ | Current Rent - £1,100 PCM / £13,200 PA - 6.28% Yield | Modern Three Bedroom Family Home | Spacious Through Lounge/Diner | Popular Clifton Location |

Situated in a popular residential location close to excellent local amenities, schools and transport links, this beautifully presented three-bedroom mid-terrace home offers spacious accommodation throughout.

The property has been tastefully modernised by the current owners and benefits from a stylish contemporary kitchen, modern décor throughout and off-road parking to the front.

Upon entering the property, the entrance hall provides access to the staircase and leads through to a spacious dual-aspect lounge/dining room measuring over 22ft in length. Flooded with natural light from both the front and rear, this versatile living space provides ample room for both relaxing and entertaining.

The modern fitted kitchen offers a range of contemporary high-gloss units with generous worktop space, integrated cooking appliances and direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, ideal as a child's room, guest bedroom or home office. The family bathroom is fitted with a modern white three-piece suite incorporating a bath with shower over.

Externally, the property enjoys a block-paved driveway providing off-road parking to the front. To the rear is a private enclosed garden featuring a raised patio seating area, steps leading down to a lawn and fenced boundaries, creating an ideal space for outdoor dining, entertaining and family life.

Conveniently positioned within easy reach of local shops, schools, parks and regular bus services, the property also benefits from excellent transport links including the Nottingham Express Transit (NET) tram network, providing direct access into Nottingham.

T: 0115 855 6622

Entrance Hallway

Living Room

22'3" x 11'3" (6.8 x 3.43)

Kitchen

18'10" x 7'8" (5.76 x 2.36)

Landing

Bedroom One

11'8" x 10'2" (3.57 x 3.10)

Bedroom Two

11'2" x 10'4" (3.42 x 3.15)

Bedroom Three

11'8" x 5'8" (3.56 x 1.73)

Family Bathroom

7'7" x 5'10" (2.33 x 1.78)

Driveway

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 - 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.

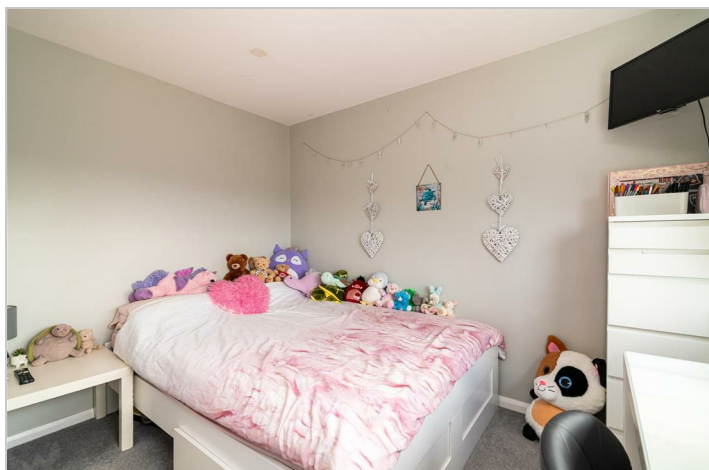
The vendor has advised the following:

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



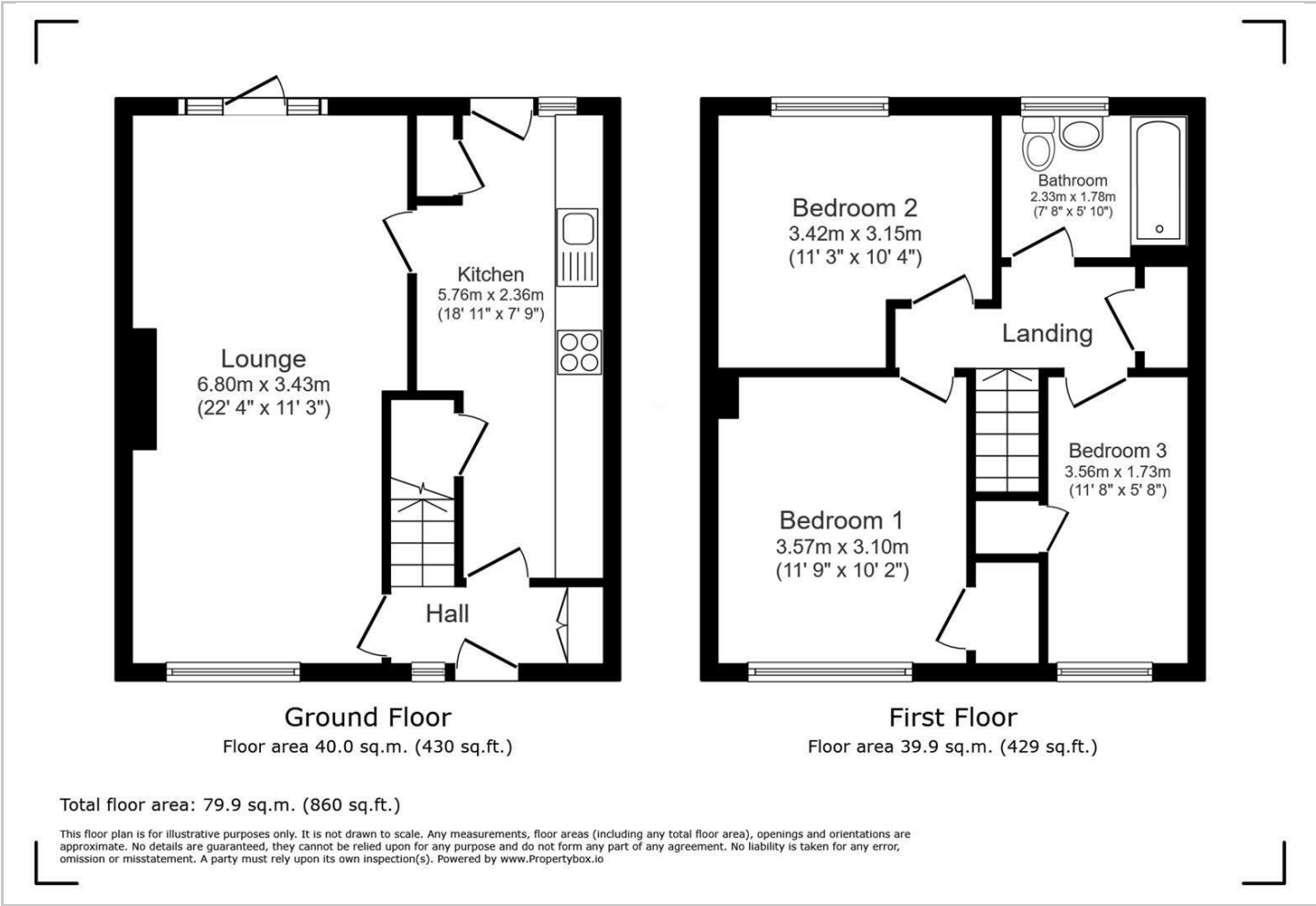
Hybrid Map



Terrain Map



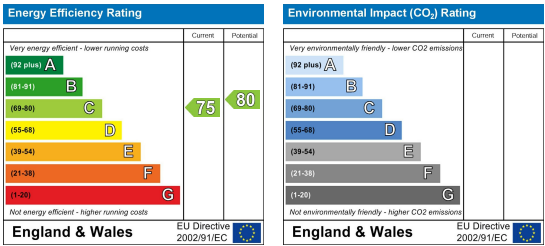
Floor Plan



Viewing

Please contact our Gedling Office on 0115 855 6622 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.