

JOHNSONS & PARTNERS

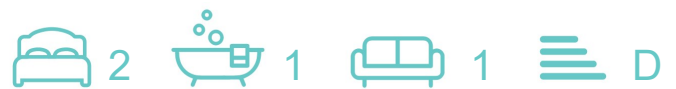
Estate and Letting Agency



10 FLORENCE CRESCENT, GEDLING

NOTTINGHAM, NG4 2QJ

ASKING PRICE £199,000



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A well presented, two bedroom , semi detached property, sitting at the head of this popular cul de sac location. The property is close to a wide range of amenities including schools for all ages, shops, public transport links and recreational facilities. The property also comes to the market with the added incentive of having 'no upward chain'.

In brief, the double glazed and centrally heated accommodation comprises, open canopy porch, reception hallway, bay fronted lounge and dining kitchen to the ground floor. To the first floor there is a landing, two bedrooms and a family bathroom. To the outside, there is of road parking to the front and a generously sized garden to the rear.

Internal viewing is strongly recommended, in order to fully appreciate both the accommodation and location; contact us now to book your personal viewing appointment.

Open Canopy Porch

Reception Hallway

3'6 x 3'2 (1.07m x 0.97m)

Living Room

12'11 x 11'11 (3.94m x 3.63m)

Dining Kitchen

15'1 x 8'9 (4.60m x 2.67m)

First Floor Landing

Bedroom One

Bedroom Two

10'2 x 7'9 (3.10m x 2.36m)

Family Bathroom

7'2 x 6'11 (2.18m x 2.11m)

Outside

Driveway

Rear Garden

Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Borough 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.

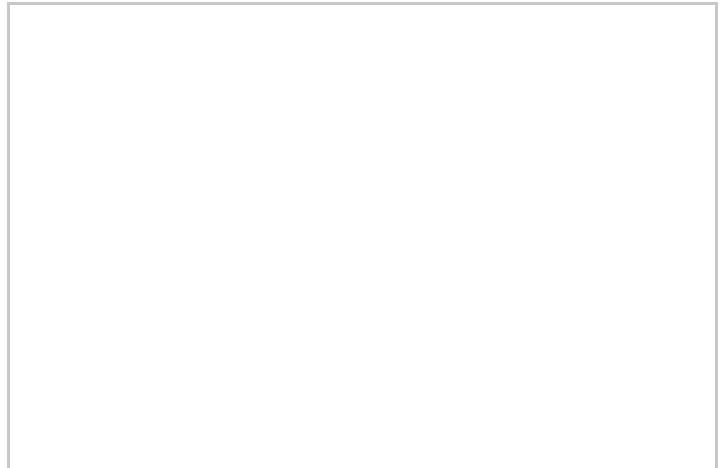
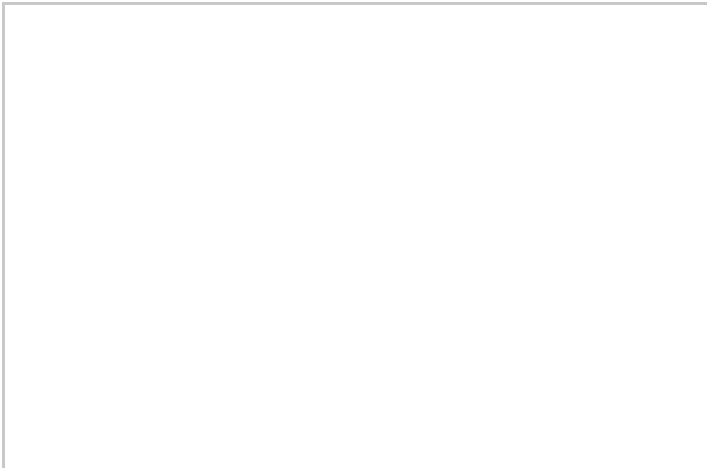
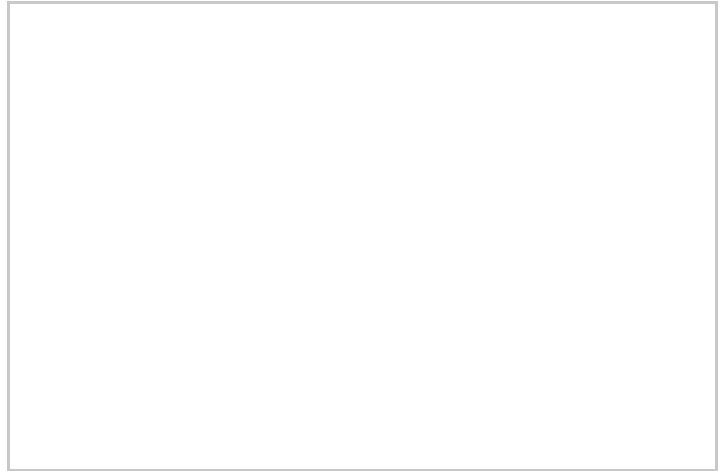
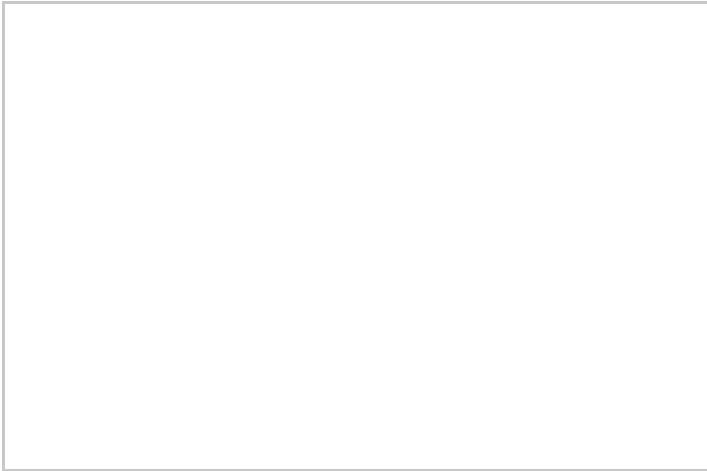
The vendor has advised the following:

Property Tenure is Freehold

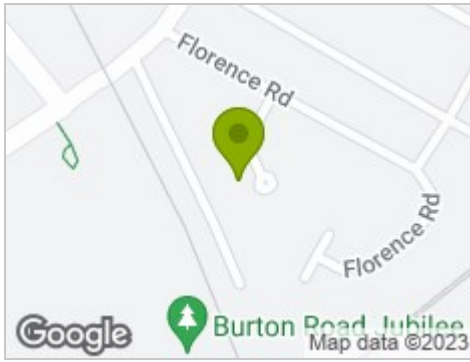
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



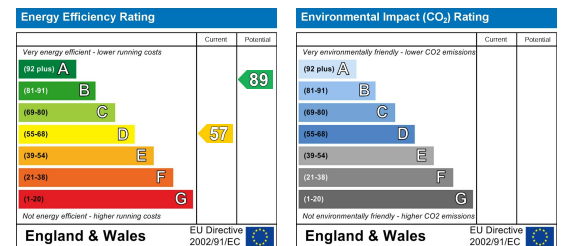
Floor Plan



Viewing

Please contact our 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.