

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 28 WILLOW ROAD, CARLTON

NOTTINGHAM, NG4 3BH

**GUIDE PRICE £220,000**



More Photos Coming Soon

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A three bedroom semi detached property, located in a popular location, close to an excellent range of amenities for the whole family. There are a range of shops, schools, for children of all ages, regular public transport services and recreational facilities.

In brief, the accommodation comprises reception hallway, bay fronted lounge, open plan dining kitchen which has been extended with a garden room area, separate utility and a ground floor WC completes the accommodation on this level. On the first floor there is a landing with stairs leading up to the attic room which has been extended with a dormer and would require a some finishing works such as flooring. Still on the first floor there are three bedroom and the family bathroom. To the outside, there is a gated courtyard to the front of the property. The rear garden is low maintenance with gated access and a really useful workshop/office space.

Viewing is recommended in order to appreciate the full potential this property offers, together with the great location. Contact us now to book your personal viewing appointment.

Reception Hallway  
12'2 x 6'5 (3.71m x 1.96m)

Lounge  
13'9 x 10'10 (4.19m x 3.30m)

Dining Kitchen  
17'7 x 14' (5.36m x 4.27m)

Garden Room  
11'2 x 8'8 (3.40m x 2.64m)

Utility Room  
13' x 5' (3.96m x 1.52m)

WC  
3'10 x 3'5 (1.17m x 1.04m)

First Floor Landing

Bedroom One  
12'1 x 9'5 (3.68m x 2.87m)

Bedroom Two  
14'4 x 8'7 (4.37m x 2.62m)

Bedroom Three  
10'5 x 8'5 (3.18m x 2.57m)

Bathroom  
6'3 x 5'6 (1.91m x 1.68m)

Part Converted Attic Room

Outside

Gated Courtyard Front Garden

Private Rear Garden

Workshop/Office

Agents Disclaimer  
Disclaimer -

Council Tax Band Rating - Gedling 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.

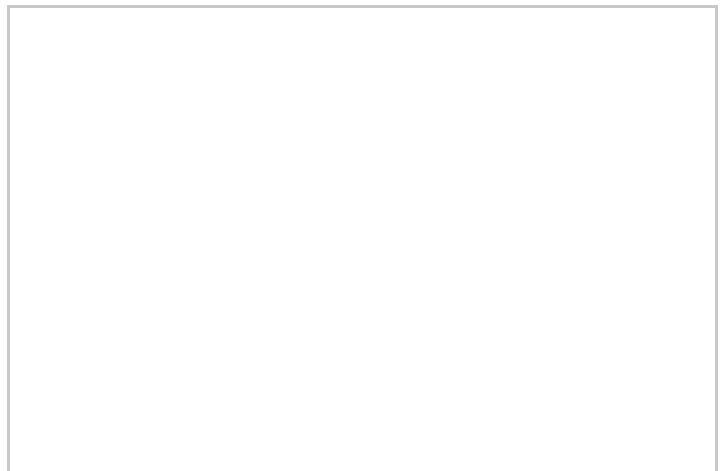
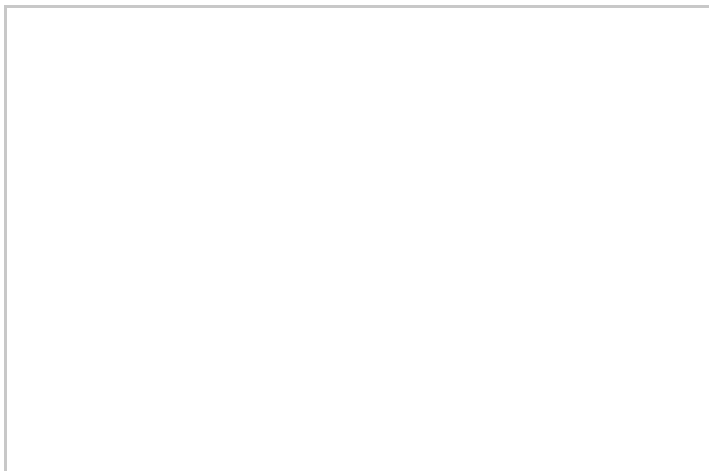
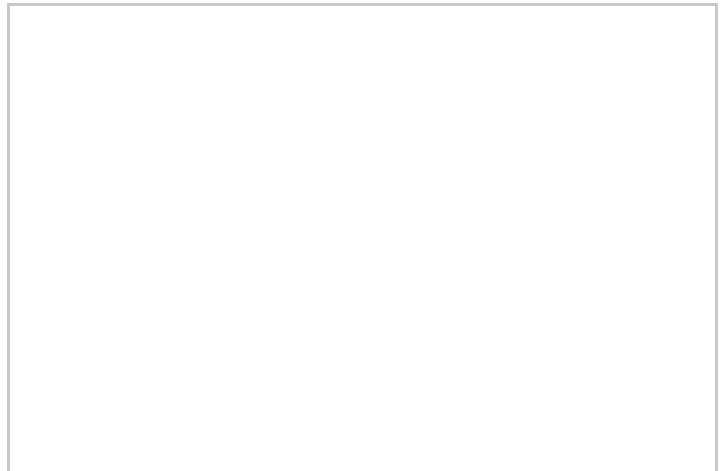
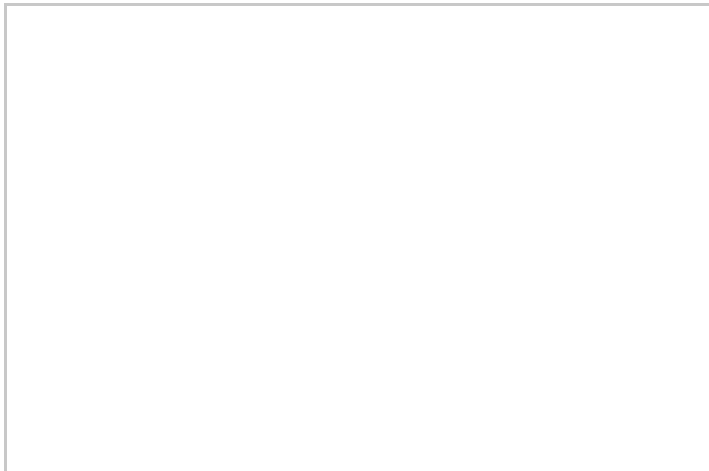
The vendor has advised the following:

Property Tenure is Freehold

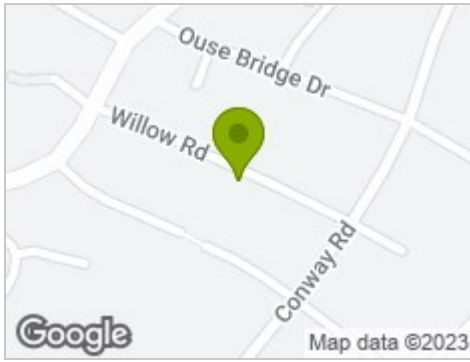
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



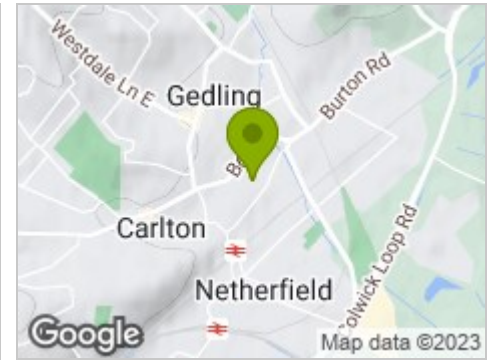
## Road Map



## 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.