

# JOHNSONS & PARTNERS

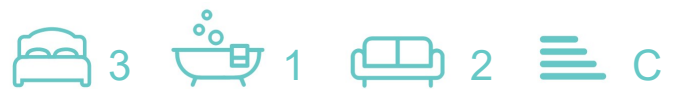
Estate and Letting Agency



## 32 CROMWELL CRESCENT, LAMBLEY

NOTTINGHAM, NG4 4PJ

ASKING PRICE £285,000





# 32 CROMWELL CRESCENT

LAMBLEY, NOTTINGHAM, NG4 4PJ

**ASKING PRICE £285,000**



A thoughtfully extended, three bedroom semi detached, family sized home located within this popular village.

The property is extremely well presented throughout and has double glazed and centrally heated accommodation that comprises reception hallway, re-fitted cloakroom with WC, sitting room to the front, lounge/dining/family room with doors out to the rear garden and being open plan to the kitchen which has a courtesy door through to the single garage which also completes the ground floor accommodation.

To the first floor there are three bedrooms and a contemporary bathroom that is fitted with a four piece suite. From the first floor landing there is a spiral staircase that leads up to the attic room. To the outside there is a low maintenance garden with an adjacent driveway providing off road parking and access to the garage.

To the rear is a private garden with a patio seating area with steps leading up to a raised deck and lawn. The property is close to lovely countryside and offers really good sized accommodation; with this in mind we would most strongly recommend an internal viewing.

Contact us now to book your personal viewing appointment.

### Entrance Hallway

### Dining Room

18'8" x 10'10" (5.69 x 3.30)

### Lounge

12'11" x 12'11" (3.94 x 3.94)

### Kitchen

18'9" x 8'10" (5.72 x 2.69)

### Landing

### Bedroom One

12'11" x 9'0" (3.94 x 2.74)

### Bedroom Two

12'5" x 10'10" (3.78 x 3.30)

### Bedroom Three

8'10" x 7'0" (2.69 x 2.13)

### Family Bathroom

14'0" x 5'1" (4.27 x 1.55)

### Attic Room

14'5" x 12'9" (4.39 x 3.89)

### Outside

### EPC

C (C)

### Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Council – Tax Band C

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.

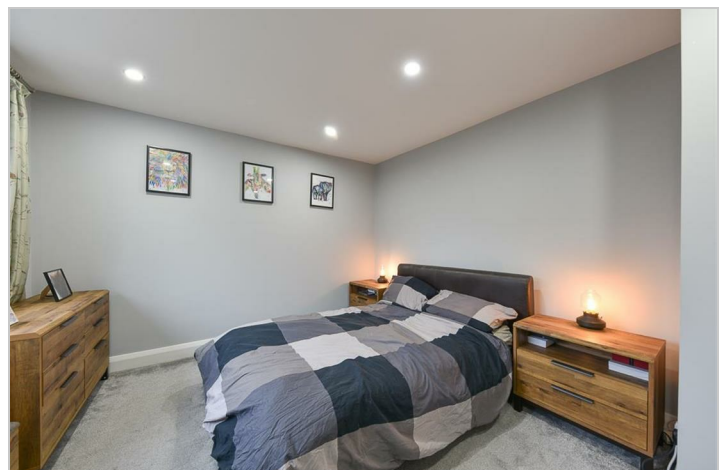
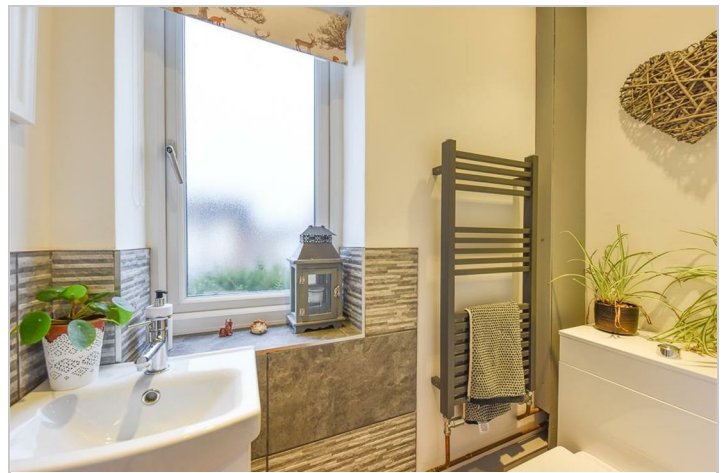
The vendor has advised the following:

Property Tenure is Freehold

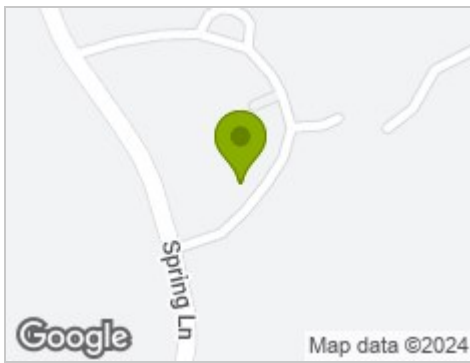
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



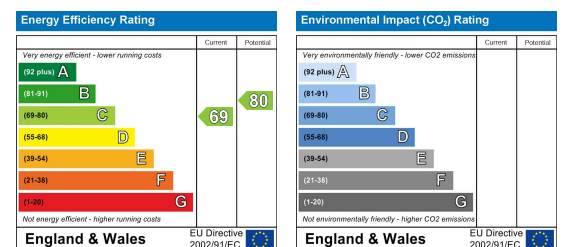
## Floor Plan



## 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.