

# JOHNSONS & PARTNERS

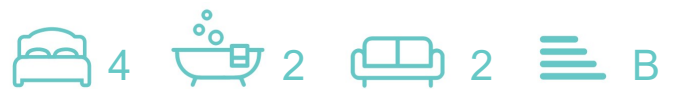
Estate and Letting Agency



## 15 CORBETT CHASE, GEDLING

NOTTINGHAM, NG4 4LU

ASKING PRICE £357,500



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GEDLING, NOTTINGHAM, NG4 4LU

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This beautifully presented and upgraded property is being offered for sale and is situated in an enviable plot on this much sought after development.

This detached executive home has four bedrooms, the principle with en-suite and has been much improved since it was built by the current owners. Tucked away at the end of a row of three detached properties, this property has a degree of privacy that few other properties on this development enjoy.

To the ground floor there is an entrance hallway with WC and both a separate dining room and living room, which enjoys views over the professionally landscaped garden.

The kitchen boasts upgraded options which the current owners added when the home was purchased and has a dining area as well as access to outside.

With gas central heating and double glazing, the property offers ready to move into' accommodation.

Outside there is ample parking, additional front garden, and an integral garage. to the rear, the garden has been much improved and designed by a garden designer to create both entertaining and seating areas as well as a lawn.

Viewings are strictly by appointment only.

Entrance Hallway

Dining Room

9'10" x 8'11" (3 x 2.74)

WC

4'11" x 3'3" (1.52 x 1)

Access to Integral Garage

Integral Garage

Living Room

16'7" x 11'3" (5.08 x 3.43)

Dining Kitchen

14'7" x 10'4" (4.45 x 3.16)

First Floor Landing

Bedroom One

14'2" (max) x 11'10" (max) (4.34 (max) x 3.63 (max))

En-Suite

Bedroom Two

14'2" x 8'10" (4.32 x 2.70)

Bedroom Three

9'5" x 12'0" (into wardrobe) (2.89 x 3.66 (into wardrobe))

Bedroom Four

7'8" (max) x 9'11" (into wardrobe) (2.35 (max) x 3.04 (into wardrobe))

Bathroom

7'10" x 6'7" (2.40 x 2.03)

Driveway and Rear Garden

Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Council – Tax Band E

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



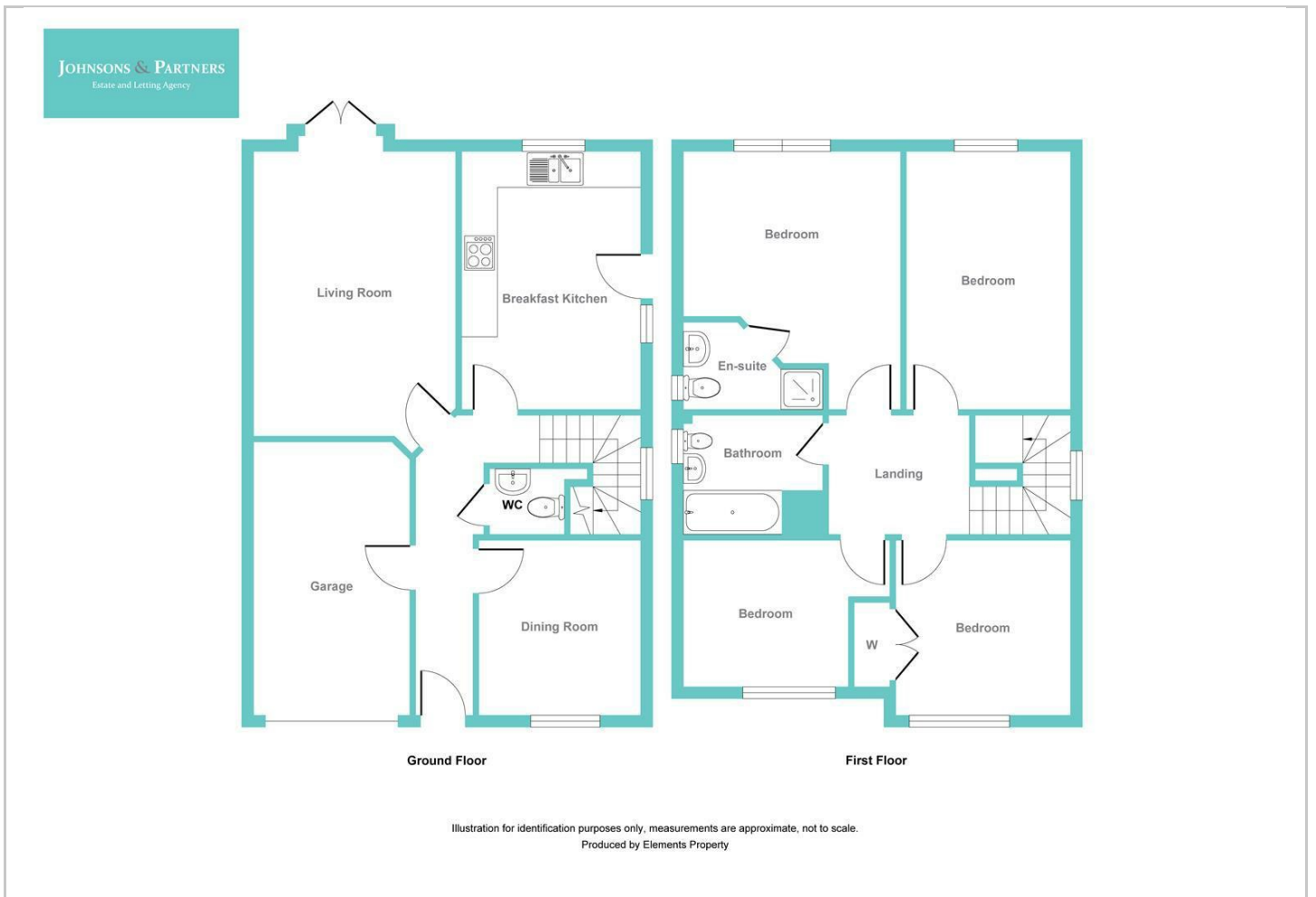
## Hybrid Map



## Terrain Map



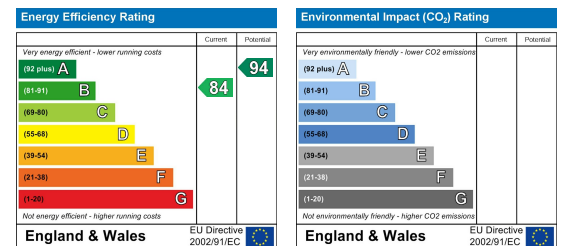
## Floor Plan



## 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.