

JOHNSONS & PARTNERS

Estate and Letting Agency



17 SOUTH VIEW ROAD, CARLTON

NOTTINGHAM, NG4 3QN

£375,000



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Located in the ever popular suburb of Carlton, this delightful house offers a versatile layout of accommodation over two floors. Boasting three/four bedrooms, this property is perfect for a growing family or those in need of extra space.

One of the unique features of this property is the en suite attached to the ground floor bedroom/study, providing convenience and privacy. Additionally, there is a separate first-floor family bathroom for added comfort.

The front garden is walled and gated, offering security and a sense of exclusivity. With off-road parking available, you'll never have to worry about finding a spot. The private rear garden is perfect for relaxing or entertaining guests on sunny days.

Situated in a popular location, this property is surrounded by excellent 'family-friendly' amenities including schools, shops, public transport services, and recreational facilities. Everything you need is close by, making daily life convenient and enjoyable.

To truly grasp all this property has to offer, an internal viewing is strongly recommended. Don't miss out on the opportunity to make this house your home. Contact us now to book your viewing.

Reception Hallway
19 x 7'4 (5.79m x 2.24m)

Lounge
16'4 x 11'6 (4.98m x 3.51m)

Dining/Family Room
18'6 x 16'6 (5.64m x 5.03m)

Kitchen Area
13'9 x 7' (4.19m x 2.13m)

Inner Hallway

Bedroom/Study Office
13'10 x 7'10 (4.22m x 2.39m)

En Suite
6'6 x 4'4 (1.98m x 1.32m)

First Floor Landing
7'11 x 7'10 (2.41m x 2.39m)

Further Landing Area
8'5 x 4'7 with limited head height (2.57m x 1.40m with limited head height)

Bedroom One
12'9 x 11'6 (3.89m x 3.51m)

Bedroom Two
11'3 x 10' (3.43m x 3.05m)

Bedroom Three
8' x 8' (2.44m x 2.44m)

Family Bathroom

Outside

Walled Front Garden

Gated Off Road Parking

Private Rear Garden

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

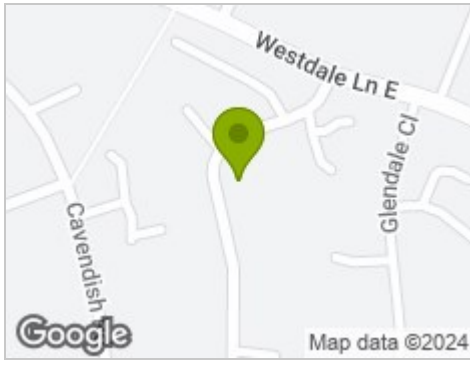
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



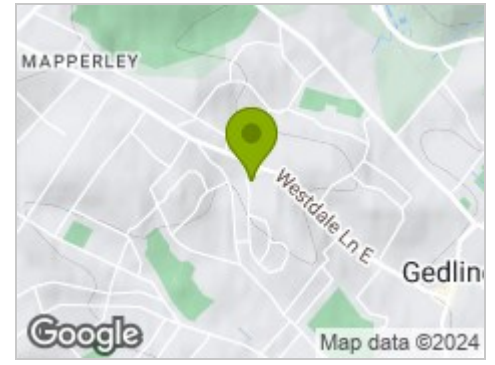
Road Map



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.