

JOHNSONS & PARTNERS

Estate and Letting Agency



33 HODGKINSON STREET, NETHERFIELD

NOTTINGHAM, NG4 2HZ

OFFERS IN THE REGION OF
£145,000



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NETHERFIELD, NOTTINGHAM, NG4 2HZ

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Welcome to Hodgkinson Street, Netherfield, a great location for this three-bedroom semi-detached house. This property offers a fantastic opportunity with no upward chain, allowing you to make it your own with scope to modernise to your taste.

Situated close to amenities, this home not only provides convenience but also a sense of community. The enclosed rear garden is perfect for relaxing or entertaining, offering a private outdoor space to enjoy.

Inside, you'll find two reception rooms that provide versatility for your lifestyle needs. With lots of potential, this property is a blank canvas waiting for your personal touch.

For those looking to create their dream home in a well-connected and vibrant area, this property is a must-see. Internal viewing is highly recommended to fully appreciate the possibilities that this house has to offer.

Reception Hallway
16'5 x 6'1 (5.00m x 1.85m)

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

Dining Room
14'1 x 10'3 (4.29m x 3.12m)

Kitchen
10'2 x 9' (3.10m x 2.74m)

First Floor Landing

Bedroom One
13' x 12' (3.96m x 3.66m)

Bedroom Two
14' x 9'11 (4.27m x 3.02m)

Bedroom Three
10' x 9'1 (3.05m x 2.77m)

Bathroom
6'5 x 5'11 (1.96m x 1.80m)

Outside

Enclosed Rear Garden

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.



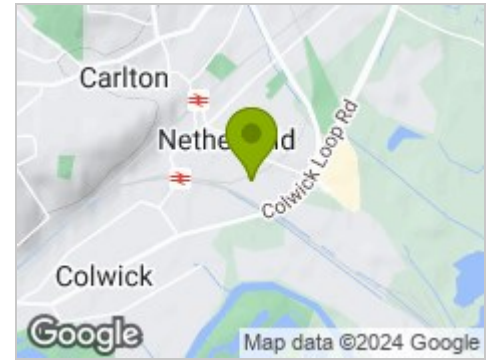
Road Map



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

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.