

# JOHNSONS & PARTNERS

Estate and Letting Agency



**56 KENTWOOD ROAD,**

NOTTINGHAM, NG2 4FP

**£175,000**



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, NOTTINGHAM, NG2 4FP

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Fully Renovated | Three Bedrooms | Three Storey Property | Cellar | Beautifully Presented | Popular Location | Close to Local Amenities | NO UPWARD CHAIN | |

Nestled in the heart of Kentwood Road, Nottingham, this charming terraced, period, house is a true gem waiting to be discovered. Boasting two reception rooms and three cosy bedrooms spread across three storeys, this property offers a perfect blend of historic charm and modern convenience.

Recently modernised, this period mid-terraced home comes with no upward chain, making the buying process a breeze. Previously registered as a House in Multiple Occupation (HMO), this property has undergone a stunning transformation, featuring a brand-new kitchen and bathroom, fresh decor throughout, and plush new carpets, ensuring a comfortable and stylish living space with useful cellar..

Conveniently located near a plethora of amenities including shops, schools, recreational facilities, and excellent public transport services, this home offers both comfort and convenience at your doorstep. The two reception rooms provide ample space for entertaining or relaxing, making it ideal for families or those who love to host guests.

This property is perfect for those seeking a cosy yet spacious home in a vibrant neighbourhood. The internal viewing is highly recommended to truly appreciate the character and warmth this house exudes.

Don't miss out on the opportunity to make this charming terraced house your new home. Contact us today to schedule your viewing appointment and take the first step towards owning a piece of Nottingham's history.



### Reception Hallway

Dining Room / Playroom / Office  
11'0" x 8'0" (3.36 x 2.46)

Lounge/Sitting Room  
13'5" x 11'7" (4.10 x 3.54)

Kitchen  
17'1" x 5'8" (5.21 x 1.73)

### Cellar

### First Floor Landing

Bedroom One  
11'5" x 11'6" (3.50 x 3.52)

Bedroom Two  
11'1" x 6'2" (3.40 x 1.90)

Bathroom  
11'1" x 4'9" (3.40 x 1.45)

### Second Floor

Bedroom Three  
16'11" x 11'4" (5.16 x 3.47)

### Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Nottingham 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 or Leasehold]

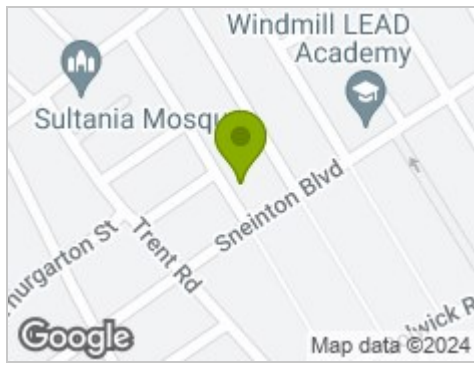
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



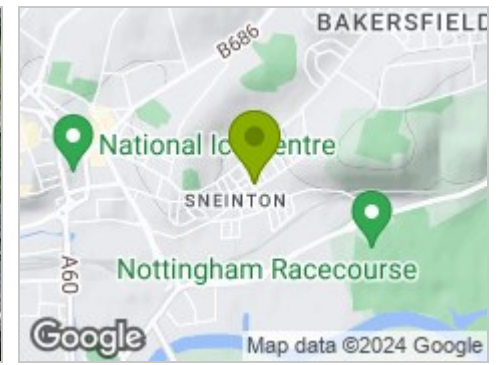
## Road Map



## Hybrid Map



## Terrain Map



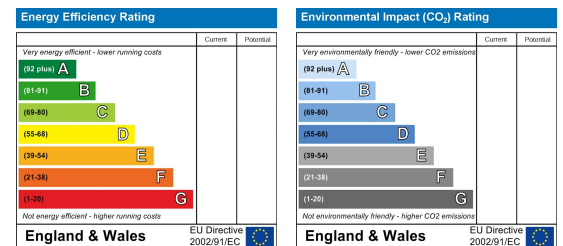
## Floor Plan



## 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.