

JOHNSONS & PARTNERS

Estate and Letting Agency



73 CROMWELL CRESCENT, LAMBLEY

NOTTINGHAM, NG4 4PJ

GUIDE PRICE £290,000



73 CROMWELL CRESCENT

LAMBLEY, NOTTINGHAM, NG4 4PJ

GUIDE PRICE £290,000



Price Guide - £290,000 - £300,000

Welcome to Cromwell Crescent, Lambley, Nottingham - a charming village location that could be the perfect setting for your new home. This delightful three-bedroom semi-detached house offers not only a sought-after location but also stunning views of open countryside from the rear of the property.

As you step into the reception hallway, you are greeted with a sense of warmth and comfort that flows throughout the house. The ground floor boasts a convenient WC, an open-plan lounge, dining room, and kitchen - ideal for both relaxing evenings and entertaining guests.

Upstairs, you will find three bedrooms and a family bathroom, providing ample space for a growing family or visiting guests. The property also features a good-sized garden, perfect for enjoying the outdoors and soaking in the picturesque views. With off-road parking for multiple vehicles and a garage, parking will never be an issue.

This property is truly a gem within the area, and internal viewing is highly recommended to fully appreciate all that it has to offer. Don't miss out on the opportunity to make this house your home in the heart of Nottinghamshire.

Contact us now to book your viewing.

Reception Hallway

WC

Open Plan Lounge/Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Outside

Gated Driveway & Front Garden

Rear Garden With Extensive Views

Garage

Agents Disclaimer

Disclaimer - Council Tax Band Rating - C - Gedling BC

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

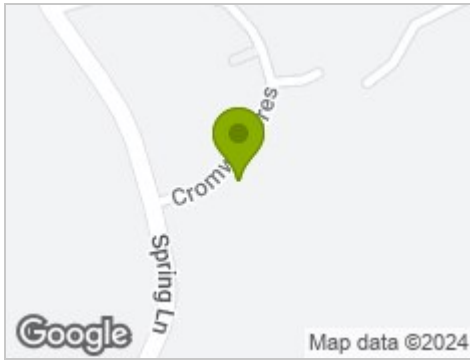
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



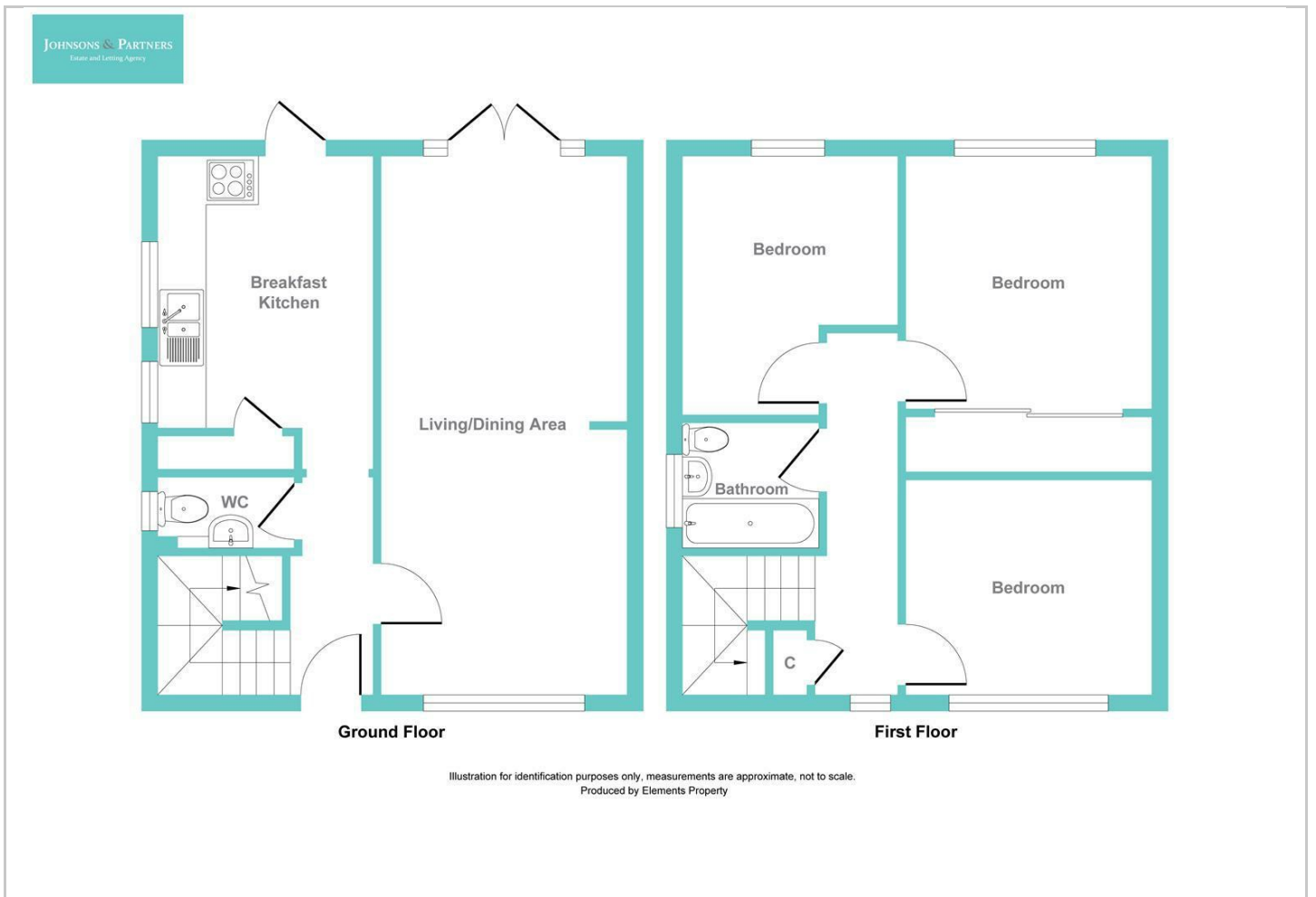
Hybrid Map



Terrain Map



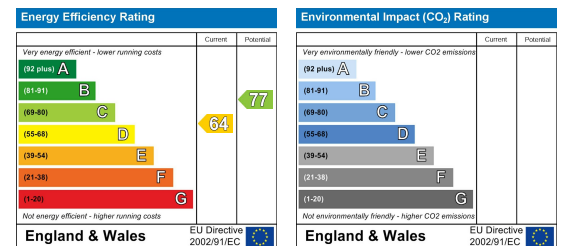
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 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.