

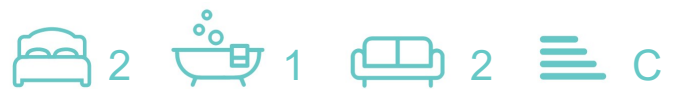
JOHNSONS & PARTNERS

Estate and Letting Agency



**3 TRENT COTTAGES, POST OFFICE YARD,
NOTTINGHAM, NG14 7JR**

ASKING PRICE £295,000



3 TRENT COTTAGES, POST OFFICE YARD

HOVERINGHAM, NOTTINGHAM, NG14 7JR

ASKING PRICE £295,000



Nestled in the heart of the charming village of Hoveringham, Nottingham, lies this exquisite period terraced cottage off Main Street. This delightful property boasts two cosy reception rooms, perfect for entertaining guests or simply unwinding after a long day. With two inviting bedrooms, there's ample space for relaxation and rest.

Step into the modern kitchen area, where you can whip up delicious meals to enjoy in the serene surroundings of this open plan room or private courtyard. The property also features a well-appointed modern shower room, ensuring convenience and comfort for its residents.

Surrounded by the beauty of open countryside, a quaint cricket green, and a popular village pub, this cottage offers a lifestyle of tranquillity and community. Imagine leisurely strolls through the lush countryside or socialising with neighbours at the charming local pub - the possibilities are endless.

To truly grasp the charm and character of this property, an internal viewing is highly recommended. Don't miss this opportunity to own a piece of village life in Hoveringham. Contact us now to schedule your viewing and embark on a journey towards your dream home.

Reception Hallway
4'1 x 3'4 (1.24m x 1.02m)

Dining Room
14'4 x 12'8 (4.37m x 3.86m)

Kitchen Area
11'4 x 4'9 (3.45m x 1.45m)

Lounge
14'6 x 11'5 (4.42m x 3.48m)

First Floor Landing

Bedroom One
14'5 x 10'8 (4.39m x 3.25m)

Bedroom Two
11'4 x 6' (3.45m x 1.83m)

Shower Room
9'9 x 5'2 (2.97m x 1.57m)

Outside

Low Maintenance Front Garden

Private Rear Courtyard

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Newark and Sherwood 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

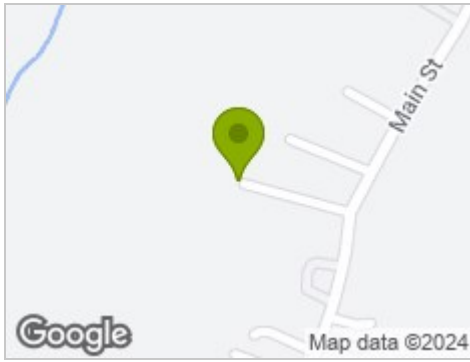
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



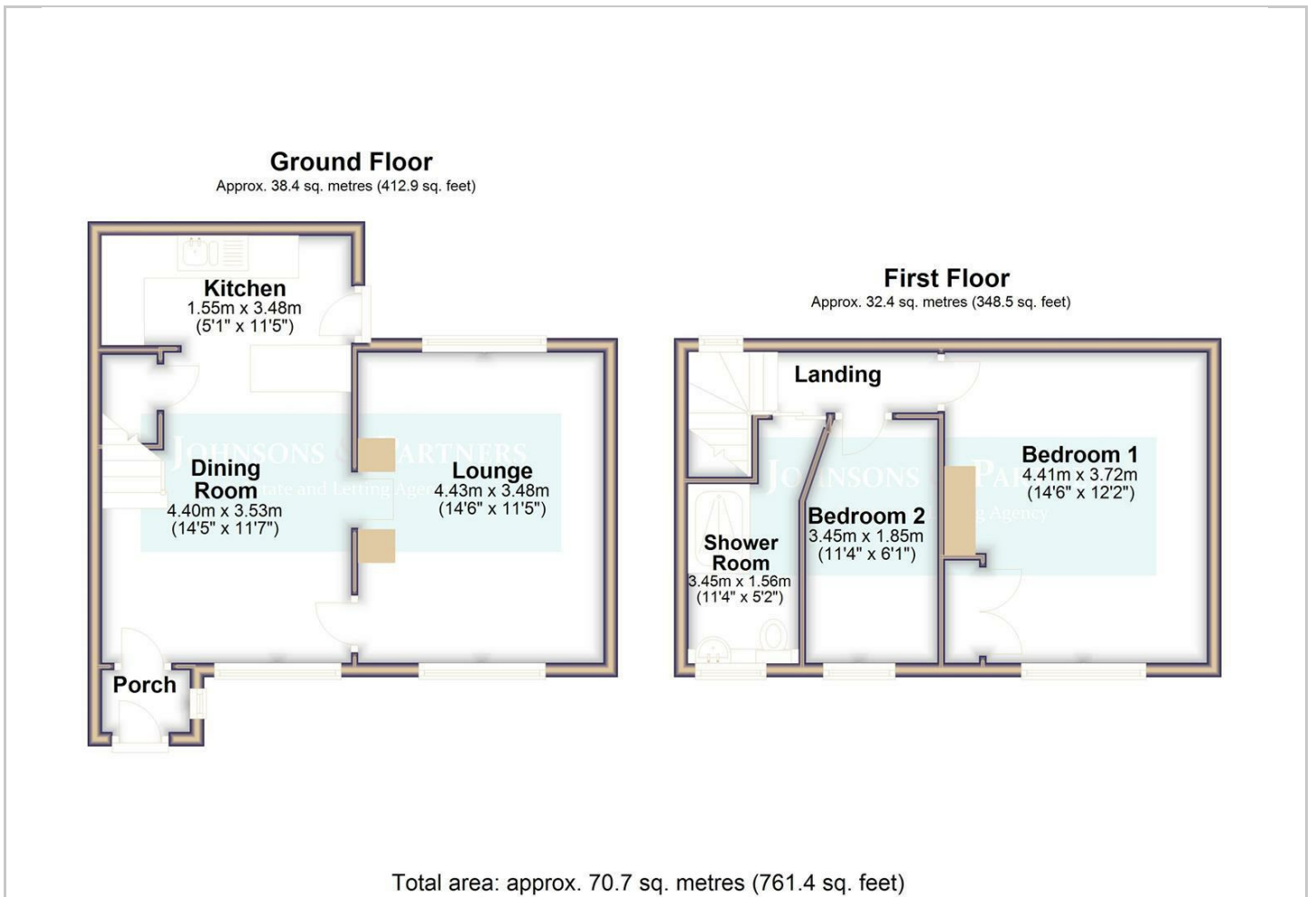
Hybrid Map



Terrain Map



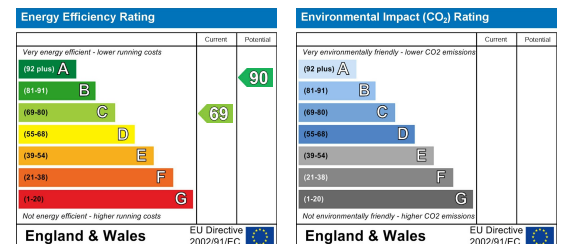
Floor Plan



Viewing

Please contact our 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.