

# JOHNSONS & PARTNERS

Estate and Letting Agency



**2 THE LYNGS,**

EAST BRIDGFORD, NG13 8NL

**£235,000**



## 2 THE LYNGS

, EAST BRIDGFORD, NG13 8NL

£235,000



Nestled in the charming village of East Bridgford, this delightful two-bedroom detached bungalow in The Lyngs offers a tranquil retreat for those seeking a peaceful abode. Situated in a cul-de-sac, close to village amenities.

With no upward chain, the potential to modernise and add your personal touch to this property is vast, making it an exciting opportunity for those looking to create their dream home. The layout includes an entrance porch, a reception hallway, a lounge with dual aspect, a kitchen, garden room, two bedrooms, and bathroom.

Outside, the property features gardens, a convenient driveway, and a garage, offering both outdoor space and parking facilities. The location within this sought-after village adds to the appeal of this property, making it a desirable choice for those looking for a peaceful yet well-connected place to call home.

For those eager to explore the potential of this charming bungalow, an internal viewing is highly recommended. Don't miss out on the chance to make this property your own - contact us now to arrange a viewing and take the first step towards creating your ideal living space in East Bridgford.

Reception Porch  
2'3 x 2' (0.69m x 0.61m)

Reception Hallway  
11'11 x 9'4 (3.63m x 2.84m)

Lounge  
17'4 x 11'10 (5.28m x 3.61m)

Kitchen  
11'10 x 8'4 (3.61m x 2.54m)

Garden Room  
1'9 x 6'10 (0.53m x 2.08m)

Bedroom One  
12'7 x 10'6 (3.84m x 3.20m)

Bedroom Two  
10'6 x 9'5 (3.20m x 2.87m)

Bathroom

WC

Outside

Gardens

Driveway & Garage

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Rushcliffe 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.



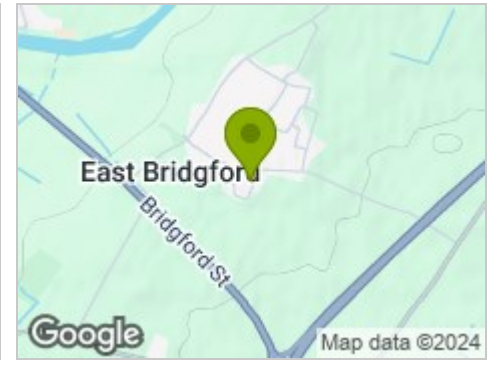
## Road Map



## Hybrid Map



## Terrain Map



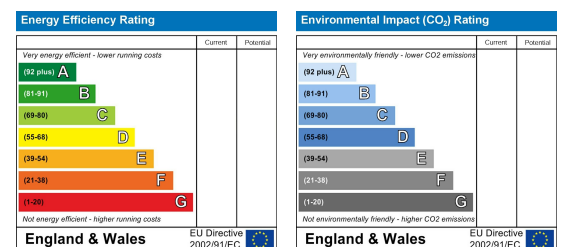
## Floor Plan



## 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.