

JOHNSONS & PARTNERS

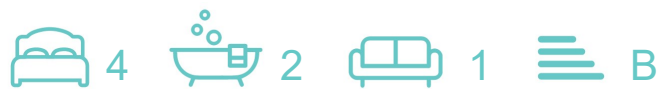
Estate and Letting Agency



3 SMEW ROAD, RIVENDALL

NOTTINGHAM, NG14 5JG

OFFERS OVER £290,000



3 SMEW ROAD

RIVENDELL, NOTTINGHAM, NG14 5JG

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Four Bedrooms | Beautifully Presented Throughout | Main Bedroom + En-Suite on the Second Floor | Driveway and Garage | Breakfast Kitchen | Popular Development | Close to Local Amenities |

Nestled in the sought-after Smew Road, this stunning four-bedroom, three-storey semi-detached house is a true gem within a popular development. The property boasts a beautifully presented interior, featuring a reception hallway, WC, dining kitchen, and a lounge with doors opening out to the low-maintenance gardens.

The first floor accommodates three bedrooms and a family bathroom, while the second floor offers a luxurious principal bedroom with an en suite bathroom. With a multiple vehicle driveway and a single garage, parking will never be an issue for you or your guests.

Conveniently located near excellent amenities such as renowned schools, shops, recreational facilities, and public transport services, this property is perfect for families of all ages. If you're looking for a home that combines comfort, style, and convenience, this is the one for you.

Don't miss out on the opportunity to make this house your home. Schedule an internal viewing today by calling to book your personal appointment.

Reception Hallway
16'2 x 3'4 (4.93m x 1.02m)

WC
5'7 x 2'11 (1.70m x 0.89m)

Kitchen
15'4 x 9'7 (4.67m x 2.92m)

Lounge
16'7 x 10'2 (5.05m x 3.10m)

First Floor Landing

Bedroom
13'5 x 9'7 (4.09m x 2.92m)

Bedroom
12'1 x 9'8 (3.68m x 2.95m)

Bedroom
10'2 x 6'8 (3.10m x 2.03m)

Bathroom
6'9 x 5'7 (2.06m x 1.70m)

Second Floor

Bedroom
21'4 x 13'2 maximum (6.50m x 4.01m maximum)

En Suite

Outside

Open Plan Front Garden

Multiple Vehicle Driveway

Single Garage

Enclosed Rear Garden

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band

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.

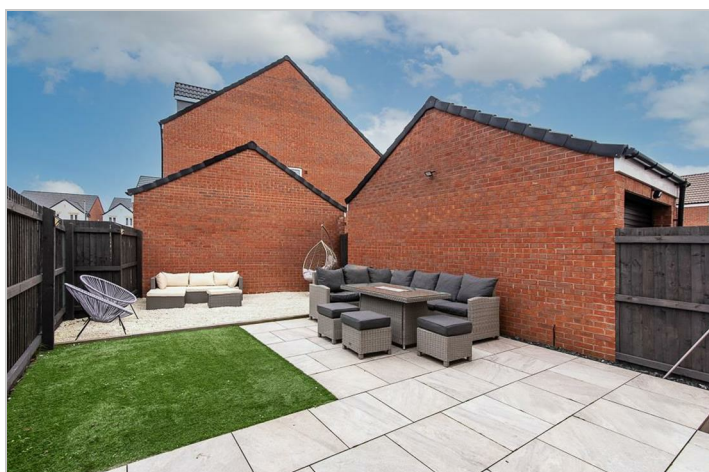
The vendor has advised the following:

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



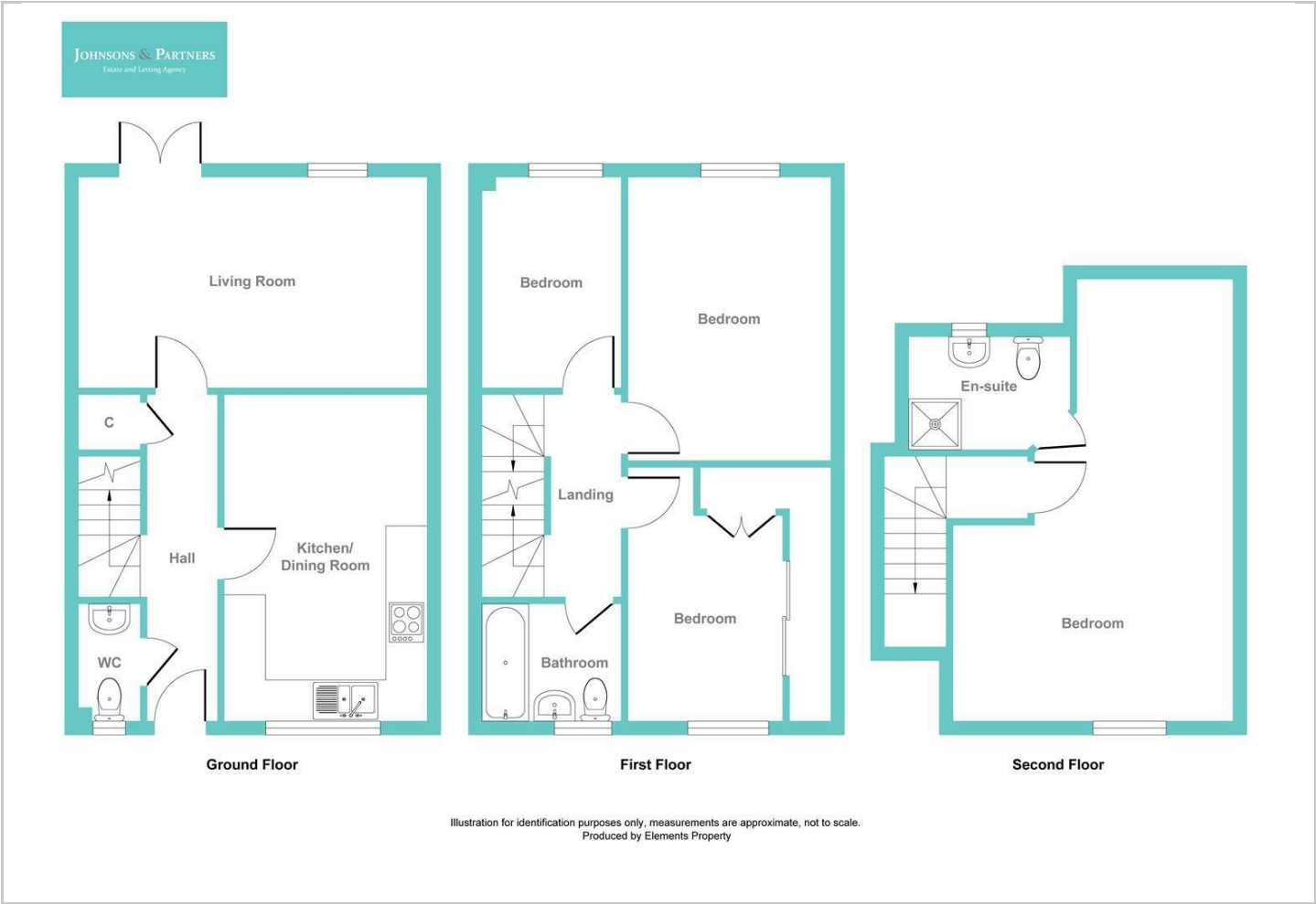
Hybrid Map



Terrain Map



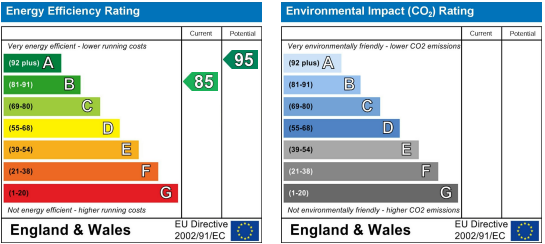
Floor Plan



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.