

JOHNSONS & PARTNERS

Estate and Letting Agency



THE BUNGALOW BRACKENHILL, CAYTHORPE

NOTTINGHAM, NG14 7EF

£425,000



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NO CHAIN | Detached Bungalow | Two Bedrooms | South Facing Gardens | Popular Village Location |

Nestled within the picturesque village of Caythorpe, 'The Bungalow' on Brackenhill stands as a beacon of tranquil living, enveloped by open countryside. This two-bedroom detached bungalow offers a rare blend of comfort and rural charm, an ideal abode for various buyers seeking a peaceful retreat.

Upon entering this well-presented property, you're welcomed into a warm living room, setting the tone for homely relaxation. Adjacent lies the dining room, providing a congenial space for entertaining guests or enjoying family meals. The residence boasts two double bedrooms, each offering ample space and a restful atmosphere, ensuring a comfortable night's sleep.

One of the jewels of this delightful home is the south-facing gardens, a haven of tranquility and an ideal spot to soak in the sun or indulge in horticulture. These gardens complement the property's rural setting, allowing for a seamless connection with nature's beauty.

Practical features include a spacious driveway and a garage, ensuring ample parking for up to three vehicles. The property's vacant status presents a smooth transition for those eager to move in without delay.

For those enchanted by the allure of countryside living, yet still within easy reach of local amenities, 'The Bungalow' offers a unique opportunity. Revel in the beauty of rural Nottinghamshire and make this charming, detached bungalow your own slice of pastoral paradise.

Entrance Hallway

Living Room

15'1" x 11'8" (4.60 x 3.56)

Dining Room

10'7" x 10'2" (3.24 x 3.10)

Kitchen

12'11" x 9'7" (3.96 x 2.94)

Bedroom One

14'2" x 10'1" (4.33 x 3.09)

Bedroom Two

11'11" x 11'8" (3.64 x 3.56)

Bathroom

7'9" x 6'5" (2.38 x 1.98)

Porch

17'2" x 3'7" (5.24 x 1.10)

Garage

22'10" x 10'3" (6.97 x 3.14)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Newark and Sherwood Council – Tax Band D

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.

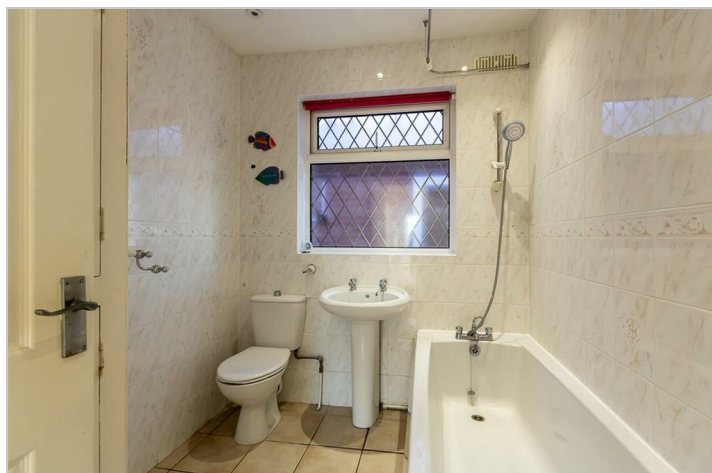
The vendor has advised the following:

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



Floor Plan

Floor area 113.6 m² (1,222 sq.ft.)

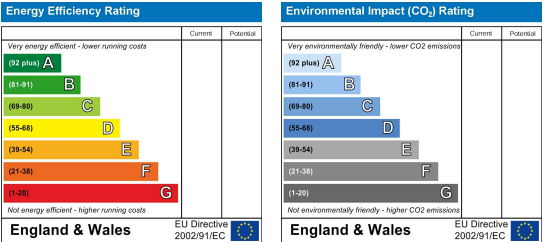
TOTAL: 113.6 m² (1,222 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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



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