

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 22 NETHER PASTURE, NETHERFIELD

NOTTINGHAM, NG4 2JZ

£235,000



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Three Bedrooms | Modern Interiors Throughout | Popular Location | Close to Local Amenities | Low Maintenance Rear Garden | Council Tax Band B | Driveway for Two Cars | Viewings are Highly Advised |

Welcome to Nether Pasture, a charming three-bedroom townhouse nestled in the heart of Netherfield. This delightful property is a perfect match for first-time buyers and growing families looking to establish roots in a popular location.

As you step inside, you'll be greeted by a modern interior that extends throughout the home, offering a warm and welcoming atmosphere. The living and dining room create an open-plan space that seamlessly flows into a sunlit conservatory, providing an ideal setting for relaxing and socialising with loved ones.

The ground floor also features a convenient WC and a stylish, fully-equipped modern kitchen that's sure to inspire your culinary exploits. Upstairs, the three well-appointed bedrooms are complemented by a chic, contemporary bathroom, where you can enjoy a tranquil retreat after a long day.

Outside, the low maintenance rear garden is a perfect sanctuary for alfresco dining and entertaining friends, without the burden of excessive upkeep. The driveway accommodates two cars, ensuring parking is never a concern.

Located within close proximity to a host of local amenities, this property ensures you have everything you need right on your doorstep. With excellent transport links and schools nearby, Netherfield is an ideal spot for families and professionals alike.

Viewings for this exquisite townhouse at Nether Pasture are highly advised to truly appreciate what this home has to offer. Don't miss the opportunity to make it your own and start creating cherished memories in this beautiful setting.

### Entrance Hallway

### Living/Dining Room

15'5" x 15'1" (4.70 x 4.60)

### Conservatory

9'3" x 8'6" (2.84 x 2.60)

### Kitchen

9'5" x 6'3" (2.89 x 1.92)

### Ground Floor WC

### First Floor Landing

### Bedroom One

12'5" x 8'2" (3.80 x 2.50)

### Bedroom Two

12'5" x 7'10" (3.80 x 2.40)

### Bedroom Three

8'10" x 6'6" (2.70 x 2)

### Bathroom

6'6" x 5'6" (2 x 1.7)

### Agents Disclaimer

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

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.



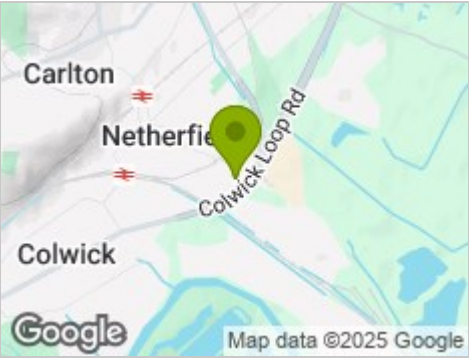
Road Map



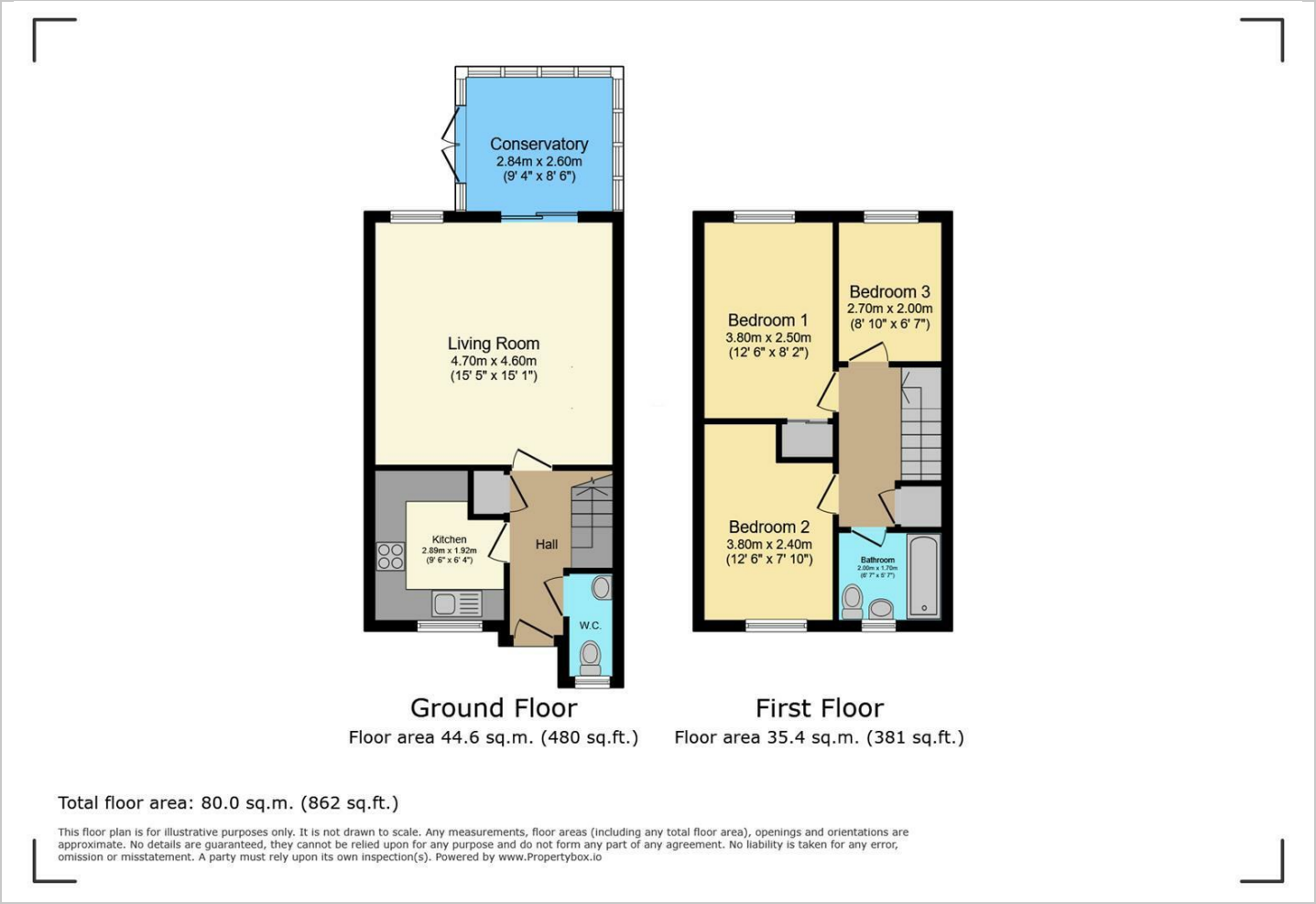
Hybrid Map



Terrain Map



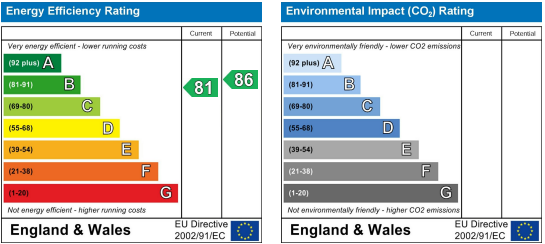
Floor Plan



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.