

JOHNSONS & PARTNERS

Estate and Letting Agency



2 WINDMILL VIEW,
NOTTINGHAM, NG2 4EE

OFFERS OVER £195,000



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For Sale with NO CHAIN | Two Bedrooms | Modern Throughout | Sun Room | Modern Kitchen | Popular Location | Close to Local Amenities | Off Street Parking | Viewings are Highly Advised |

Located close to Colwick Woods Local Nature Reserve and Colwick Country Park, this property is delightfully situated in the coveted locale of Windmill View. This charming two-bedroom semi-detached abode presents an unmissable opportunity for first-time buyers eager to secure a home that combines modern aesthetics with convenience and comfort.

Upon entry, one is greeted by a meticulously presented living space that exudes warmth and sophistication. The modern interiors have been lovingly maintained, with a spacious living room that serves as the perfect setting for relaxation and social gatherings.

The heart of this home is undoubtedly the contemporary breakfast kitchen, fully equipped with sleek fittings and ample space for culinary endeavours. Adjacent to the kitchen lies a large sun room that offers a panoramic view of the generous garden, a verdant retreat that extends to the rear and side of the property.

Sleeping accommodations consist of two well-proportioned bedrooms, each crafted to provide a tranquil sanctuary for rest and rejuvenation. Complementing these rooms is a modern bathroom suite, complete with high-quality fixtures and a pristine finish.

Externally, the property boasts a private parking space with an electric car charging point, a practical addition for the vehicle owner. This residence's location is exceptionally desirable, being within close proximity to a plethora of local amenities, from shops and eateries to leisure facilities. Furthermore, excellent transport links are on the doorstep, ensuring that commuting and travel are as seamless as possible.

Viewings are highly advised to fully appreciate the allure of this home. Don't miss the chance to embrace a life of ease and style at Windmill View – a property destined to become a cherished home.

Entrance Hallway

Living Room

15'6" x 10'2" (4.73 x 3.12)

Breakfast Kitchen

13'5" x 6'6" (4.10 x 2)

Understairs Pantry Cupboard

Conservatory

11'8" x 7'10" (3.57 x 2.40)

First Floor Landing

Bedroom One

11'3" x 10'5" (3.43 x 3.18)

Bedroom Two

9'8" x 7'1" (2.97 x 2.16)

Bathroom

6'6" x 6'3" (2 x 1.92)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Nottingham 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

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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.

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Road Map



Hybrid Map



Terrain Map



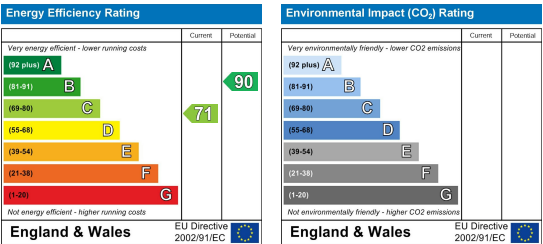
Floor Plan



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



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