

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 17 GRANGE CRESCENT, GEDLING

NOTTINGHAM, NG4 4BX

£315,000





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For Sale with No Chain | Cul-de-sac Location | Three Bedrooms | Beautifully Presented Throughout | Sought After Location | Dining Kitchen | Modern Bathroom | Close to Amenities | Viewings Advised |

Nestled in the serene cul-de-sac of Grange Crescent, Gedling, Nottingham (NG4), this delightful three-bedroom semi-detached home presents an unmissable opportunity for both first-time buyers and families seeking a peaceful yet convenient lifestyle.

The heart of this residence is a warm and inviting lounge that leads seamlessly into an efficient kitchen/diner, creating an ideal space for family gatherings and culinary adventures. Upstairs, three well-proportioned bedrooms promise restful slumber, while a contemporary bathroom serves the household's needs with a touch of modern elegance.

Life at this address is not confined to the indoors, as the property boasts an expansive and meticulously maintained rear garden, complete with timber decking, perfect for summer barbecues and outdoor festivities. The front aspect does not disappoint either, offering a well-kept lawn and the practical benefit of off-road parking for two vehicles.

Location is paramount, and this home excels with its proximity to esteemed local schools, an array of recreational facilities, essential shopping, and the natural beauty of Gedling Country Park, all within easy reach. This idyllic setting offers an enviable blend of community and privacy.

This Grange Crescent gem is more than just a house; it's a canvas awaiting the personal touch of its new owners to become a home. Viewing is essential to truly appreciate the potential and space available in this charming abode. Don't miss the chance to be part of this friendly neighbourhood – come and see what your future could look like.

### Entrance Hallway

### Living Room

15'6" x 14'0" (4.73 x 4.27)

### Breakfast/Dining Kitchen

19'9" x 8'11" (6.04 x 2.72)

### First Floor Landing

### Bedroom One

13'3" x 10'5" (4.04 x 3.19)

### Bedroom Two

11'9" x 9'1" (3.59 x 2.77)

### Bedroom Three

9'3" x 6'11" (2.83 x 2.11)

### Bathroom

8'0" x 7'4" (2.46 x 2.26)

### Driveway and Rear Garden

### 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.

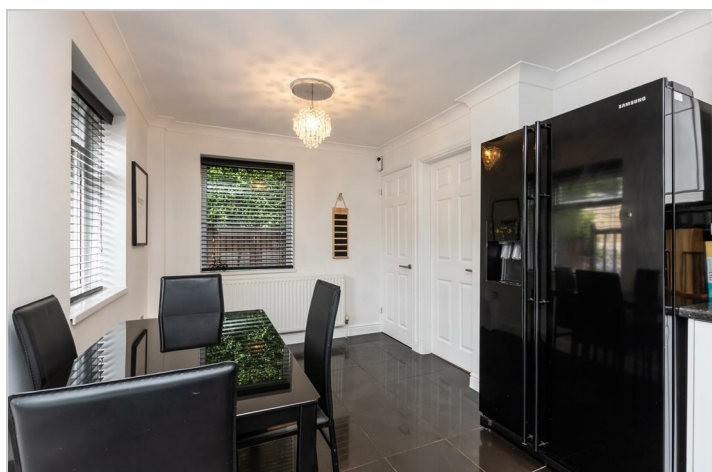
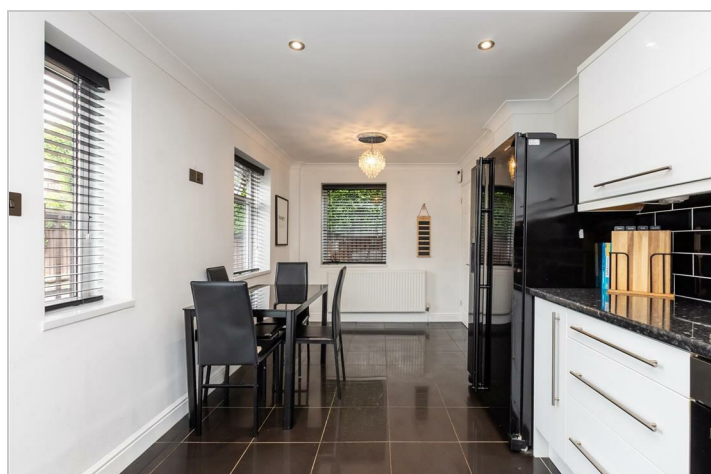
The vendor has advised the following:

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



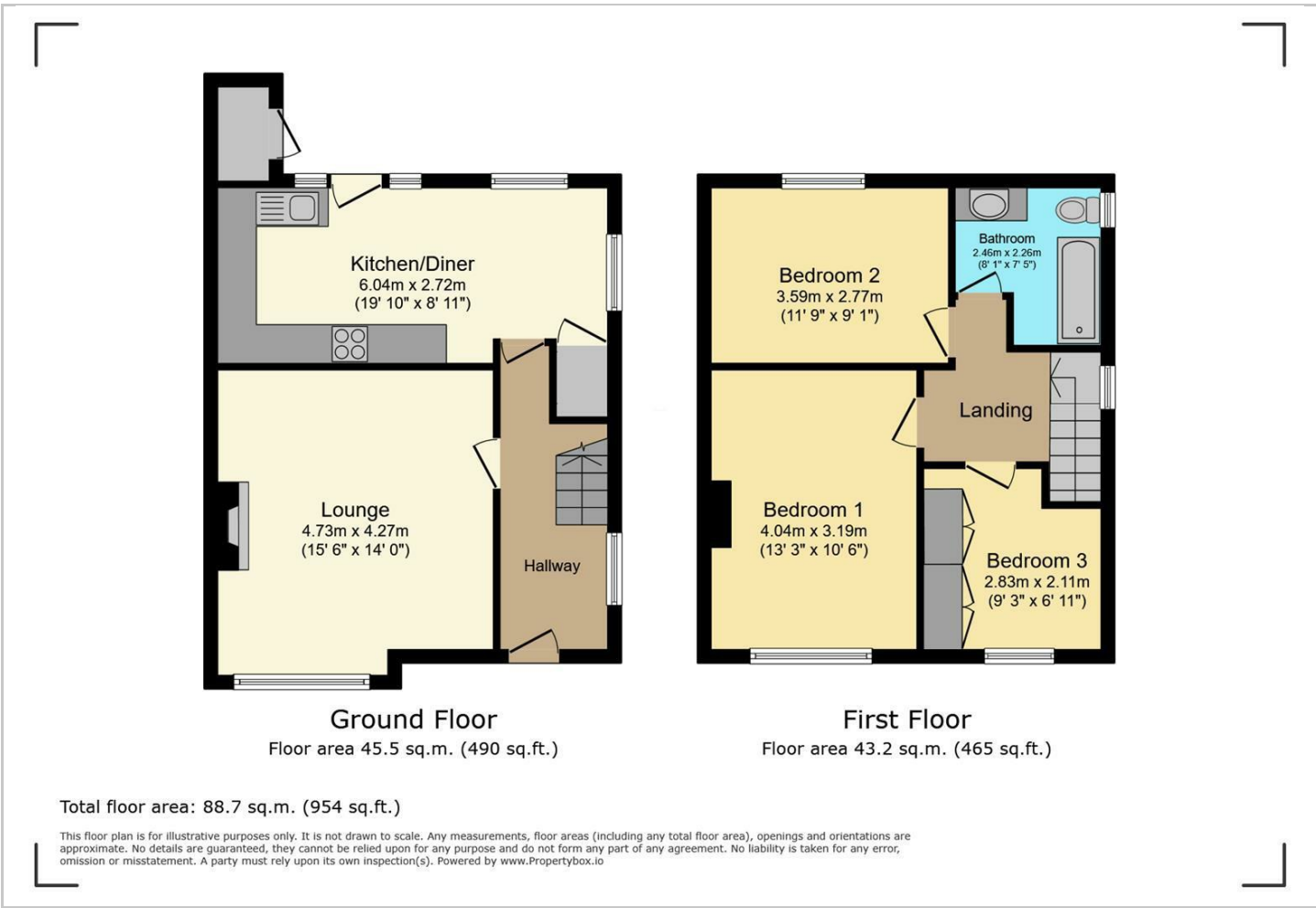
Hybrid Map



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.