

JOHNSONS & PARTNERS

Estate and Letting Agency



6 BULL MEADOW, CALVERTON

NOTTINGHAM, NG14 6RR

£220,000



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Three Bedroom Townhouse | Breakfast Kitchen | Popular Location | Close to Local Amenities | Spacious Rear Garden | Off Road Parking | Cul-de-sac Road | En-Suite Shower Room | Viewings are Advised |

Step into the popular village of Calverton and discover this delightful three-bedroom townhouse nestled in the serene Bull Meadow. This charming residence, perfectly tailored for first-time buyers and growing families, offers a harmonious blend of modern living and community warmth.

Upon entry, the spacious lounge welcomes you with its tasteful décor and natural light, flowing seamlessly through the doors that open to the low maintenance rear garden, perfect for leisurely afternoons or a spot of gardening. The modern breakfast kitchen stands ready to inspire your culinary adventures, complete with sleek surfaces and ample storage.

A convenient ground floor WC adds to the thoughtful layout, ensuring comfort and practicality for all. Ascend to the first floor, where three well-appointed bedrooms await. The main bedroom is a tranquil retreat, featuring an en-suite that promises privacy and ease. The additional bedrooms offer versatility for family, guests, or a home office, alongside a well-proportioned family bathroom to complete the accommodation.

Outside, the property boasts ample off-street parking for two vehicles, a boon for homeowners in this popular locale. Proximity to local amenities, including shops, schools, and transport links, makes everyday life effortlessly convenient.

This townhouse at Bull Meadow is a true gem, eagerly awaiting new owners to appreciate its many virtues. Viewing is essential to fully appreciate the blend of comfort, style, and convenience on offer. Make it your new home and start crafting your memories in NG14.

Entrance Hallway

Breakfast Kitchen
11'1" x 9'10" (3.40 x 3)

Living Room
15'5" x 10'5" (4.70 x 3.20)

Ground Floor WC

First Floor Landing

Bedroom One
9'10" x 7'10" (3 x 2.40)

En-Suite
5'5" x 5'2" (1.67 x 1.60)

Bedroom Two
10'5" x 11'9" (3.20 x 3.60)

Bedroom Three
10'5" x 6'6" (3.20 x 2)

Bathroom
6'6" x 6'6" (2 x 2)

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.

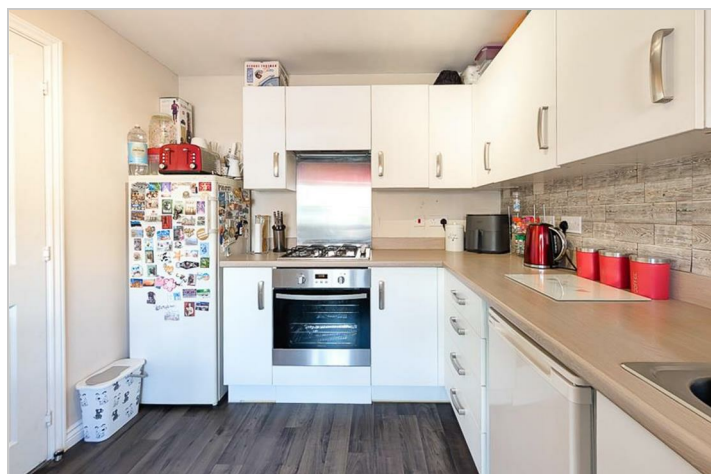
The vendor has advised the following:

Property Tenure is Freehold

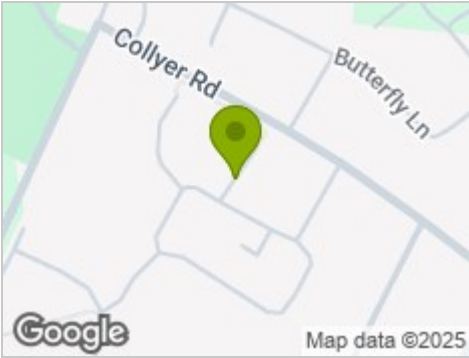
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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



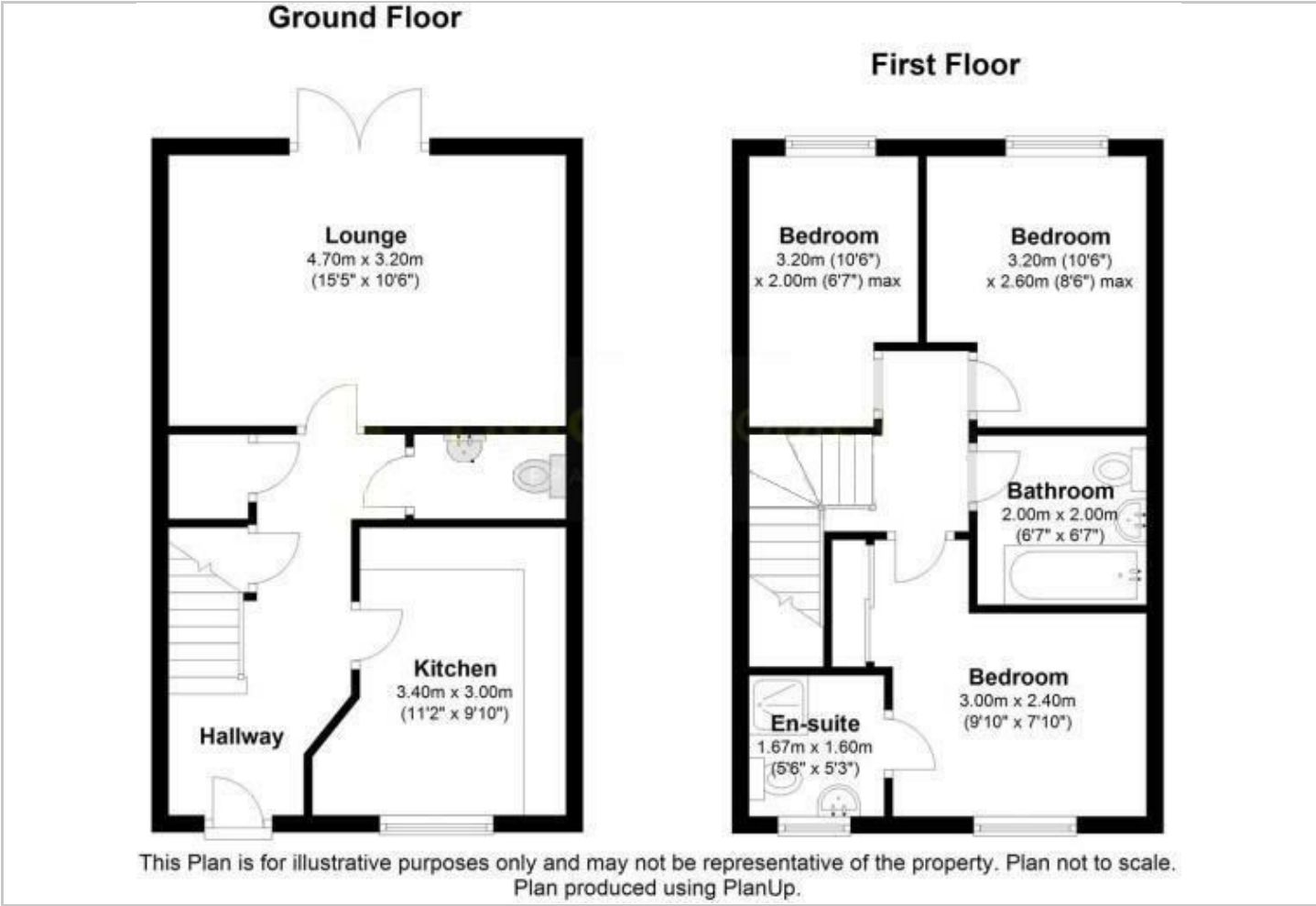
Hybrid Map



Terrain Map



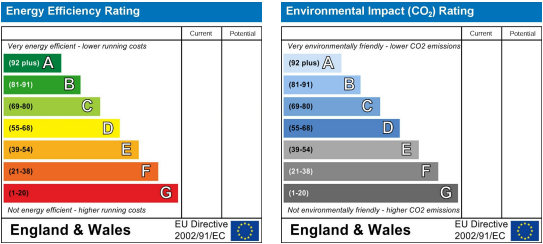
Floor Plan



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.