Thomas Parkyn Close

Bunny, Nottingham, NG116QP





garden, single garage and allocated parking, being sold with no onward chain.

£230,000



The property is located within close proximity Bunny C of E Primary School, Bunny Village Hall, St. Mary's Church and The Rancliffe Arms (possibly the best carvery in Nottingham!).

Further amenities including supermarkets, shops, boutiques, pubs, restaurants and leisure facilities can be found in the nearby conurbations of Ruddington, West Bridgford and East Leake.

Public transport well catered for by regular bus service to both Nottingham and Loughborough, and commuter access to the M1, A46 and A52 is excellent. Loughborough Railway Station is approximately 15 minutes away by car and offers links to London and Edinburgh. East Midlands Airport is approximately 20 minutes away by car.

Accommodation comprises two double bedrooms, family bathroom, living/dining room and kitchen.

Externally, the property benefits from a good size rear garden, single garage and allocated parking space.

To view this property, please contact John German East Leake office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Offroad
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: https://checker.ofcom.org.uk/

Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/ Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA19082025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

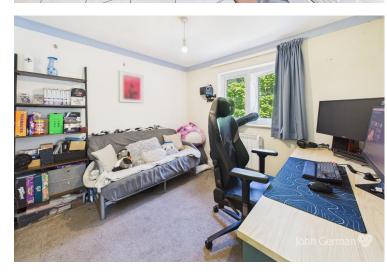
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1 $^{\rm st}$ March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memora ndum being issued.



















Agents' Notes
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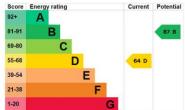
Mortgage Services - We routindy refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this

surveyor. In making that decision, you should know that we receive up to £90 per referral.



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