JOHNSONS & PARTNERS

Estate and Letting Agency

23 NEWBURY GARDENS, RADCLIFFE-ON-TRENT

NOTTINGHAM, NG12 1EY

£250,000

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For Sale with NO CHAIN | Modern Two Bedroom Semi-Detached | Two Double Bedrooms | Generous Enclosed Rear Garden | Close to Local Amenities and Transport Links | Viewings are Highly Advised |

Situated within a popular modern development in the highly sought-after village of Radcliffe-on-Trent, this well-presented two-bedroom semi-detached home offers stylish accommodation throughout, generous outdoor space and excellent access to local amenities and transport links.

The property is ideal for first-time buyers, professional couples, downsizers or investors, benefiting from a modern layout and a spacious rear garden rarely found with similar homes.

The accommodation comprises an entrance hall, useful ground floor cloakroom/WC, a bright and comfortable lounge, and a contemporary kitchen/dining room fitted with a range of modern units and offering direct access to the rear garden.

To the first floor are two well-proportioned double bedrooms and a modern family bathroom fitted with a three-piece suite.

Externally, the property enjoys a generous enclosed rear garden providing an excellent space for entertaining, relaxing and family enjoyment. To the front, there is off-road parking for up to three vehicles.

Newbury Gardens is conveniently located within easy reach of Radcliffe-on-Trent's excellent range of shops, cafes, pubs, schools and recreational facilities. The village also benefits from superb transport connections, including regular rail services to Nottingham and direct access to the A52, making it ideal for commuters.

T: 0115 931 2020

Entrance Hallway
8'1" x 4'11" (2.47 x 1.52)

Living Room
15'8" x 9'6" (4.78 x 2.90)

Kitchen/Diner
10'11" x 12'10" (3.33 x 3.92)

Downstairs WC

First Floor Landing

Bedroom One
10'1" x 12'10" (3.08 x 3.92)

Bedroom Two
9'2" x 9'10" (2.80 x 3.01)

Bathroom
7'6" x 5'9" (2.29 x 1.76)

Virtual Staging Disclaimer
Certain photographs have been digitally enhanced with virtual furniture and accessories to help illustrate the property's potential. Room dimensions and layout remain unaltered. Furnishings shown are not included in the sale.

Buyers AML Check
By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Agents Disclaimer
Disclaimer - Council Tax Band Rating - Rushcliffe 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:

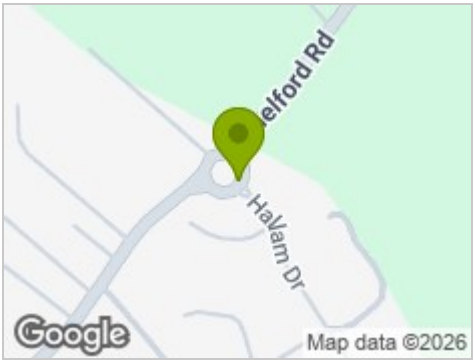
Property Tenure is Freehold

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

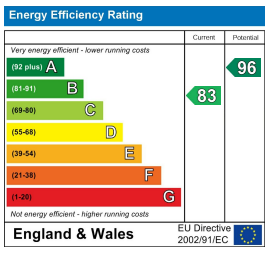
Terrain Map

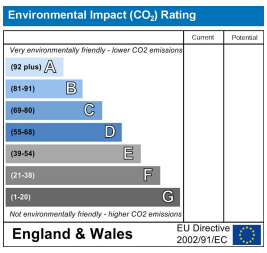
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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