

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 33 THE HOLLINS, CALVERTON

NOTTINGHAM, NG14 6JR

£230,000



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EXTENDED Two Bedroom Semi Detached | Spacious Dining Kitchen | Low Maintenance Rear Garden | Well Presented Throughout | Utility Room and WC | Cul-de-sac Location | Viewings are Advised |

Welcome to The Hollins, Calverton, Nottingham - a beautifully presented two-bedroom semi-detached home situated in a peaceful cul-de-sac, ideal for a wide variety of buyers. This delightful residence boasts modern interiors, tasteful décor, and has been thoughtfully extended to offer spacious, versatile living.

Upon entering, you are greeted by a large entrance hallway which leads seamlessly into the spacious living room, providing the perfect spot for relaxation and entertaining guests. The highlight of the ground floor is the stunning, extended dining kitchen. This contemporary space features sleek units, integrated appliances, and impressive bi-fold doors that open out onto a private, landscaped rear garden – perfect for alfresco dining and enjoying open field views. Additional ground floor features include a utility room and a convenient WC.

Upstairs, you will find two generous double bedrooms and a well-appointed bathroom, offering comfortable accommodation for couples, small families, or downsizers alike.

Externally, the property benefits from a beautifully maintained, low maintenance rear garden that offers tranquillity and privacy, backing directly onto open fields. To the front, a driveway provides off-road parking for two vehicles.

The Hollins itself is an attractive, tucked-away street, enhancing the property's sense of peace and community.

A truly exceptional home, offering both style and practicality in equal measure. Internal viewing is highly recommended to fully appreciate everything this wonderful property has to offer. Don't miss your opportunity – arrange your viewing today!

### Entrance Hallway

### Living Room

16'0" x 12'1" (4.90 x 3.70)

### Dining Kitchen

16'4" (max) x 15'9" (4.99 (max) x 4.82)

### Utility

6'4" x 5'9" (1.95 x 1.77)

### WC

### First Floor Landing

### Bedroom One

12'1" x 9'8" (3.70 x 2.96)

### Bedroom Two

12'1" x 9'4" (3.70 x 2.85)

### Bathroom

6'6" x 5'7" (1.99 x 1.71)

### 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 - 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

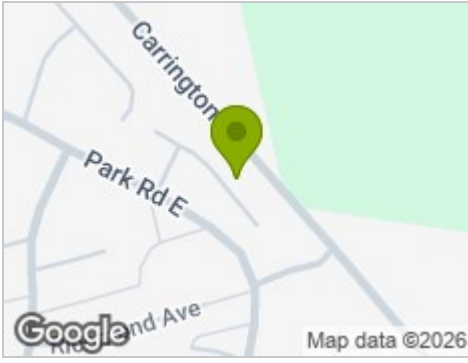
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



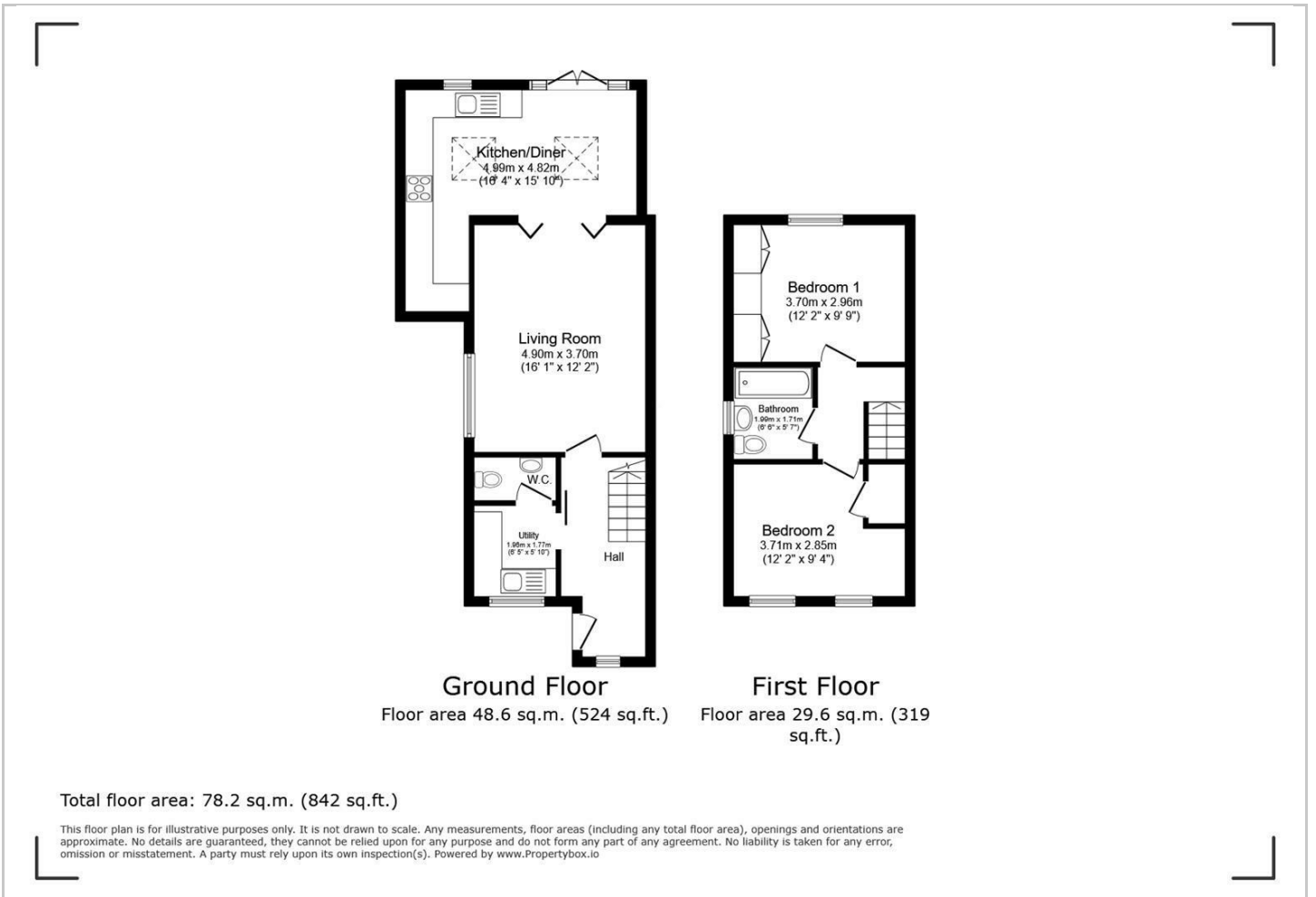
## Hybrid Map



## Terrain Map



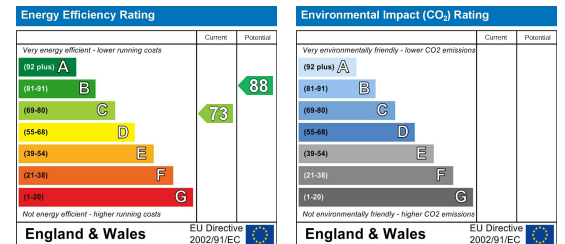
## Floor Plan



## 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.