

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 16 SQUIRES GROVE, BINGHAM

NOTTINGHAM, NG13 7AW

£225,000



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Modern Two Bedroom Home | Well Presented Throughout | Ground Floor WC | Dining Kitchen | Popular Location | Close to Local Amenities and Transport Links | Viewings are Highly Advised |

There's something incredibly appealing about a home that's simply ready to move straight into, and this home on Squires Grove is exactly that.

Beautifully presented throughout, this modern two-bedroom home offers bright, stylish accommodation designed around easy everyday living. Whether you're purchasing your first home, downsizing or investing, the property delivers the perfect balance of practicality and contemporary comfort.

The entrance hall leads through to a welcoming lounge, creating a comfortable space to relax, while to the rear, the modern kitchen/diner provides an excellent space for cooking, entertaining and family life. French doors open directly onto the landscaped rear garden, allowing indoor and outdoor living to blend effortlessly during the warmer months. A convenient ground floor WC completes the ground floor.

Upstairs, both bedrooms are well-proportioned doubles and are presented in immaculate decorative order, accompanied by a modern family bathroom finished in timeless neutral tones.

Outside, the rear garden has been thoughtfully landscaped to create an attractive, low-maintenance space with patio seating and decorative gravel, perfect for enjoying the sunshine or entertaining friends and family. To the front, the property benefits from its own private driveway.

Positioned within one of Bingham's most sought-after developments, the property enjoys easy access to the town's excellent range of shops, cafés, schools and amenities, together with superb transport links to Nottingham, Newark and the A46.

Offering genuine move-in-ready accommodation in a fantastic location, this is a home that will appeal to a wide range of buyers.

### Entrance Lobby

### Living Room

12'11" x 12'0" (3.94 x 3.66)

### Breakfast Kitchen

12'11" x 11'3" (3.94 x 3.45)

### Ground Floor WC

### First Floor Landing

### Bedroom One

12'11" x 7'6" (3.94 x 2.31)

### Bedroom Two

12'11" x 9'4" (3.94 x 2.86)

### Bathroom

### 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.

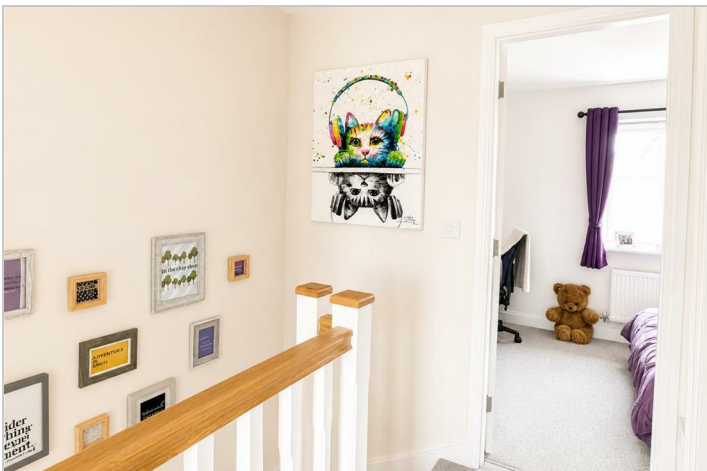
The vendor has advised the following:

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



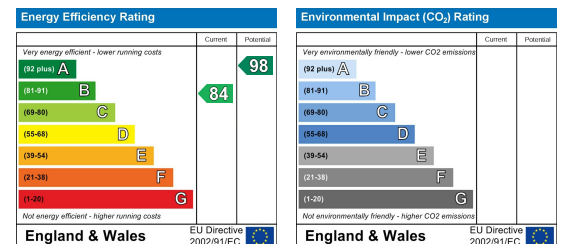
Total floor area 62.2 m<sup>2</sup> (669 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## 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.