JOHNSONS & PARTNERS

Estate and Letting Agency

17 PHOENIX AVENUE, GEDLING

NOTTINGHAM, NG4 4DR

£150,000

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SELLING WITH TENANT IN SITU | CURRENT RENTAL INCOME £975PCM | THREE BEDROOMS | SPACIOUS LIVING & DINING ROOM | BREAKFAST KITCHEN | PRIVATE REAR GARDEN | POPULAR GEDLING LOCATION | WELL-PROPORTIONED ACCOMMODATION |

A spacious and well-proportioned three-bedroom home, offering an excellent balance of living and bedroom accommodation in a popular and convenient Gedling location.

The property has a comfortable, easy-to-live-in layout with plenty of space for both everyday family life and entertaining. From the entrance, the accommodation opens into a particularly generous living and dining room, providing ample room to create distinct seating and dining areas while retaining a lovely sense of space.

The breakfast kitchen provides a practical arrangement of fitted units, work surfaces and space for appliances, together with room for informal dining – making it a versatile hub for day-to-day living.

Upstairs, there are three bedrooms, offering flexibility for families, couples or those looking for additional space to work from home. The accommodation is completed by the family bathroom.

Outside, the property benefits from its own rear garden, providing useful outdoor space for relaxing, entertaining or family life.

Phoenix Avenue is well positioned within Gedling, an established and consistently popular residential area with a wide range of everyday amenities close at hand. Local shops, schools and transport connections are readily accessible, while Gedling Country Park and the surrounding countryside provide excellent opportunities for walking and outdoor recreation.

For investors looking for a home with good-sized rooms, three bedrooms and a practical layout in a well-connected Nottingham suburb, 17 Phoenix Avenue represents an appealing opportunity – equally

T: 0115 931 2020

Entrance Hallway

Living Room

Dining Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

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 - Gedling Council – Tax Band A

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:

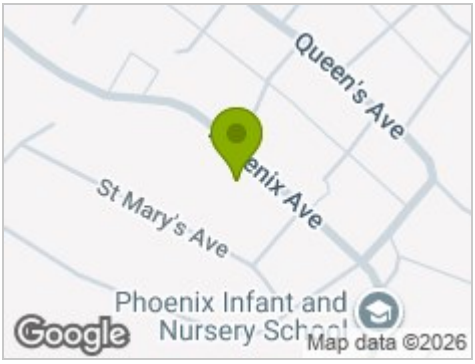
Property Tenure is Freehold

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

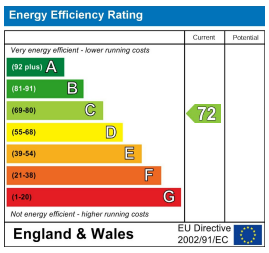
Terrain Map

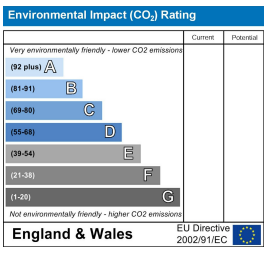
Floor Plan

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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