JOHNSONS & PARTNERS

Estate and Letting Agency



3 MAIN STREET, EAST BRIDGFORD

NOTTINGHAM, NG13 8PA

£190,000

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2 Bedrooms | Character Cottage | Three Storey Living | First Floor Sitting Room | Open Plan Dining Kitchen | Period Features Throughout | Feature Fireplaces & Exposed Beams | Private Courtyard |

Full of personality and period character, this charming two-bedroom cottage offers something refreshingly different in the heart of East Bridgford. Arranged over three floors, the accommodation has evolved into an individual and surprisingly versatile home, combining original features with comfortable everyday living.

The ground floor immediately sets the tone. Rather than a conventional hallway and separate rooms, the space opens into a relaxed dining and kitchen area, with exposed brickwork, a feature fireplace and solid-fuel stove bringing warmth and character to the front of the home. Traditional-style cabinetry, timber work surfaces, exposed ceiling beams and a tiled floor continue through the kitchen, with a door providing access to the courtyard beyond.

The arrangement becomes even more interesting on the first floor. Here, the main sitting room provides a separate place to relax away from the kitchen, with a period-style fireplace, built-in shelving and traditional window shutters adding to its cottage feel. Its elevated position also provides an attractive outlook towards the village church.

Also on this level is the bathroom, fitted with a bath and shower over, together with a separate WC - a practical arrangement that works particularly well when guests are staying.

A further staircase leads to the top floor and two bedrooms. The principal bedroom is a particularly appealing room, with a partially vaulted ceiling, period fireplace and plenty of space for a double bed and additional furniture. The second bedroom is currently arranged as a home office, demonstrating its flexibility as either a single bedroom, study or dedicated work-from-home space.

Outside, the property has a small private courtyard providing an easy-to-manage outdoor area, together with access onto a shared courtyard.

And then there is the location. Sitting right at the heart of East Bridgford, the cottage places village life virtually on the doorstep. It is the sort of home that will appeal to someone looking for character and individuality rather than the predictable layout of a modern property.

Entrance

Dining Kitchen
20'2" x 11'1" (6.17 x 3.39)

First Floor Landing

Living Room
11'7" x 12'11" (3.54 x 3.94)

Bathroom
4'5" max x 8'7" max (1.35 max x 2.63 max)

WC

Second Floor Landing

Bedroom One
11'2" x 11'8" (3.42 x 3.56)

Bedroom Two
8'7" max x 7'6" max (2.64 max x 2.29 max)

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 C

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.





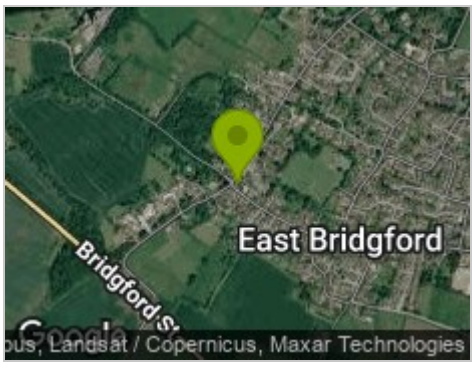




Road Map



Hybrid Map



Terrain Map



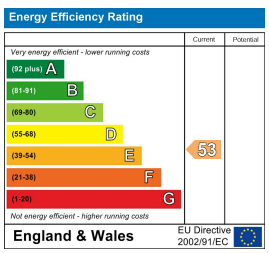
Floor Plan

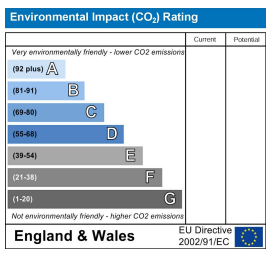


Viewing

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





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