JOHNSONS & PARTNERS

Estate and Letting Agency

24 CHURCH DRIVE, HUCKNALL

NOTTINGHAM, NG15 7BX

£160,000

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£160,000

For Sale with NO CHAIN | Substantial Period Semi-detached Property | Two Reception Rooms | Three Bedrooms | Excellent Renovation Opportunity | Generous Rear Garden | Close to Local Amenities |

A fantastic opportunity to acquire a substantial three-bedroom period semi-detached home occupying a sought-after position within Hucknall.

Offering approximately 1,186 sq ft of accommodation, this character property presents an exciting refurbishment project for investors, developers and buyers seeking a home they can modernise to their own specification.

The accommodation comprises an entrance hall, spacious living room with bay window, separate dining room and kitchen to the ground floor. To the first floor are three bedrooms and a shower room.

Externally, the property benefits from a generous rear garden and attractive brick-built frontage, providing excellent kerb appeal and further potential to enhance.

Situated within easy reach of Hucknall town centre, local amenities, schools and transport links, the property enjoys a convenient and highly regarded location.

Properties of this size and potential are rarely available and an early viewing is strongly recommended to fully appreciate the scope on offer.

T: 0115 931 2020

Entrance

Living Room
13'8" x 12'11" (4.19 x 3.94)

Dining Room
12'11" x 12'8" (3.94 x 3.88)

Kitchen
12'8" x 7'5" (3.88 x 2.28)

WC

First Floor Landing

Bedroom One
14'8" x 11'5" (4.48 x 3.49)

Bedroom Two
11'10" x 11'10" (3.61 x 3.61)

Bedroom Three
9'3" x 8'3" (2.82 x 2.54)

Shower Room
9'5" x 6'2" (2.88 x 1.90)

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 - Ashfield 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

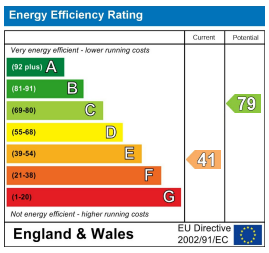
Total floor area: 110.2 sq.m. (1,186 sq.ft.)

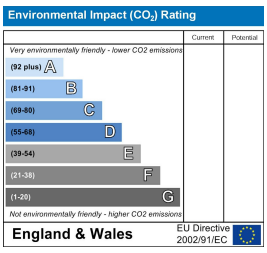
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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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