JOHNSONS & PARTNERS

Estate and Letting Agency

8 CROFT RISE,

EAST BRIDGFORD, NG13 8PS

£260,000

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FOR SALE WITH NO CHAIN - Positioned within the highly regarded village of East Bridgford, this beautifully presented three-bedroom home combines stylish, modern accommodation with a particularly convenient village setting.

The property has a lovely sense of quality throughout, with a neutral interior, oak internal doors and well-planned accommodation that feels immediately ready to enjoy.

A welcoming entrance hall leads into the generous living room, a comfortable and inviting space centred around a feature fireplace with stove-style fire. To the rear, the kitchen and dining area is undoubtedly one of the highlights of the home. Finished with a range of shaker-style cabinetry, extensive work surfaces, integrated appliances and a central peninsula, there is plenty of room for both everyday living and entertaining. French doors open directly onto the rear garden, creating an easy connection between the house and outside during the warmer months. A ground floor WC completes the ground floor.

Upstairs, the accommodation continues with three bedrooms, including two particularly generous doubles. The principal bedroom benefits from extensive fitted storage, while the contemporary shower room has been finished to an excellent standard with modern tiling and fittings.

Outside, the enclosed rear garden provides a private and established setting, with a patio, lawn and mature planting creating plenty of interest without being overly demanding. The property also benefits from a garage situated within a nearby garage block, providing useful parking or additional storage.

Croft Rise enjoys a peaceful residential position within East Bridgford, one of Nottinghamshire's most sought-after villages. The village offers an excellent range of everyday amenities and is particularly well regarded for its schooling, while the surrounding countryside and convenient road connections make it an excellent base for village life without feeling isolated.

T: 0115 931 2020

Entrance Hallway

Living Room
14'11" x 11'6" (4.57m x 3.53m)

Dining Kitchen
18'0" x 10'5" (5.49m x 3.18m)

Ground Floor WC

First Floor Landing

Bedroom One
12'5" x 10'0" (3.81m x 3.05m)

Bedroom Two
11'5" x 12'0" (3.48m x 3.66m)

Bedroom Three
8'11" x 8'0" (2.74m x 2.44m)

Shower Room
7'4" x 5'4" (2.26m x 1.63m)

Private Rear Garden

Garage
16'4" x 8'0" (4.98m x 2.44m)

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.

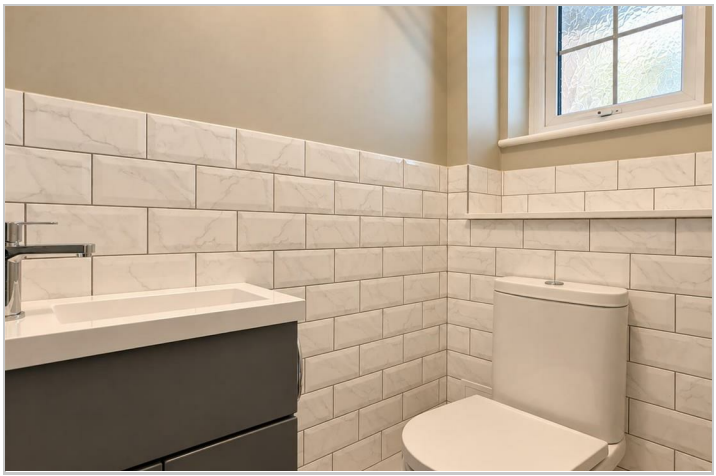
The vendor has advised the following:

Property Tenure is Freehold

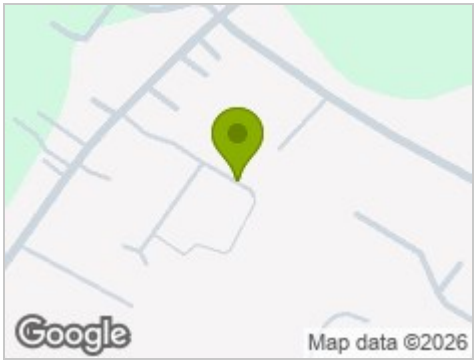
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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

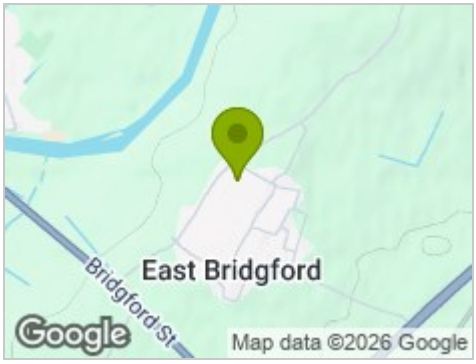


Road Map

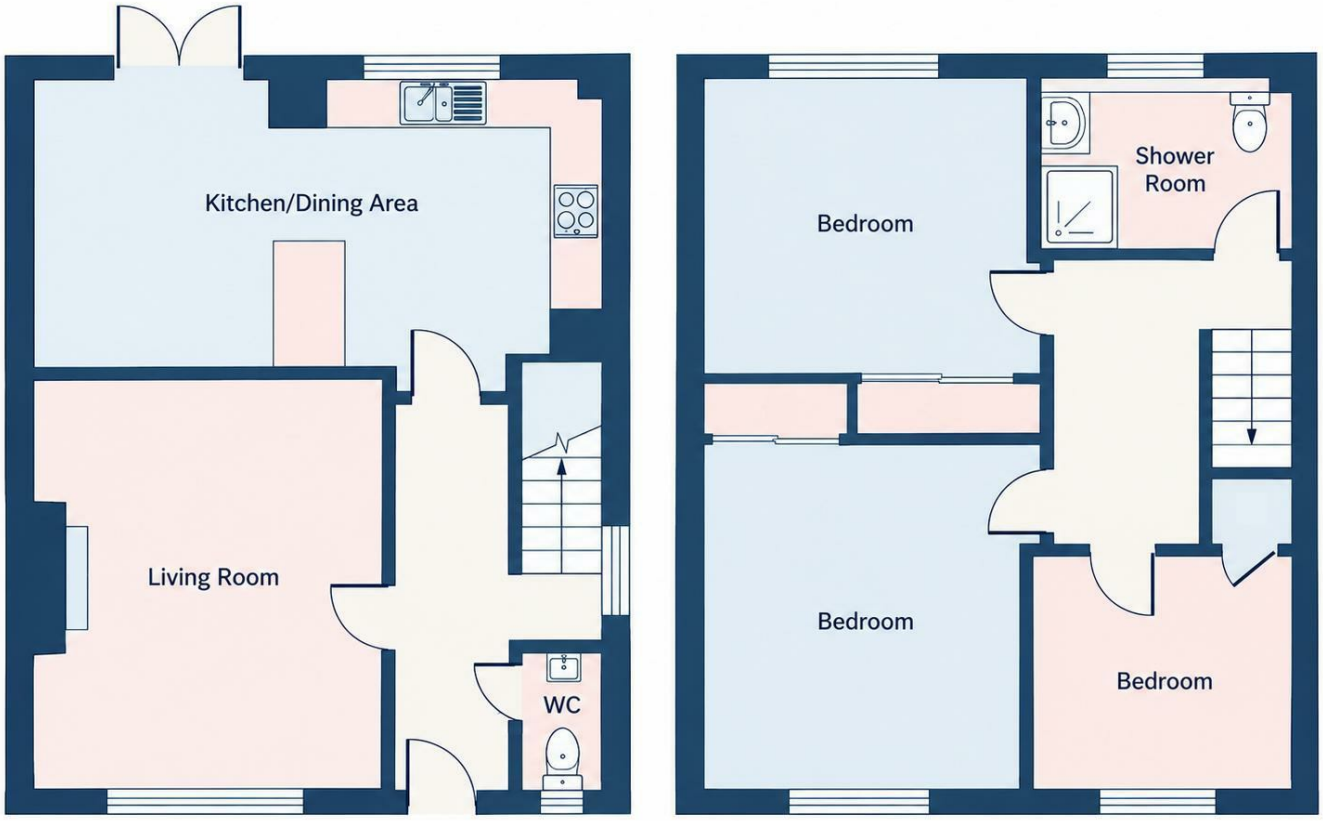


Hybrid Map

Terrain Map



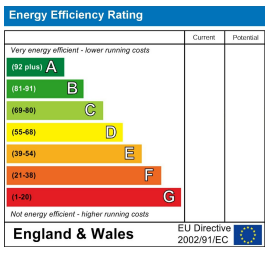
Floor Plan

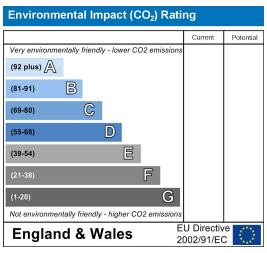


Viewing

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





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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