

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 26 KAPPLER CLOSE, NETHERFIELD

NOTTINGHAM, NG4 2PT

£195,000



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Nestled within the highly sought-after locale of Kappler Close, Netherfield, Nottingham, this well presented three-bedroom terrace property promises a delightful living experience, tailored to suit a myriad of discerning buyers. Boasting a harmonious blend of space, comfort, and modern convenience, offers an enviable residential retreat.

As you step through the entrance hallway, you are greeted by a welcoming and spacious living room, bathed in natural light and designed for relaxation and social gatherings. The heart of this home lies in its modern kitchen, replete with contemporary decor and high-specification appliances, ensuring culinary endeavours are both a pleasure and a breeze.

A handy downstairs w.c. complements the layout, while upstairs, the property continues to impress with three generously proportioned bedrooms, each one a comfortable sanctuary. The family bathroom, stylish and practical, serves the sleeping quarters with ease.

Outside, the low maintenance rear garden provides a private oasis, perfect for alfresco dining or simply enjoying the tranquillity of your own outdoor space.

Situated a stone's throw from local amenities, and a short walk from reputable local schooling, this residence is not just a house but a gateway to a well-rounded lifestyle. With its popular location and the wealth of benefits it presents, viewing comes highly recommended to fully appreciate what this delightful home has to offer.

[Entrance Hallway](#)

[Living Room](#)

[Kitchen](#)

[Ground Floor WC](#)

[First Floor Landing](#)

[Bedroom One](#)

[Bedroom Two](#)

[Bedroom Three](#)

[Bathroom](#)

[Agents Disclaimer](#)

Disclaimer - Council Tax Band Rating - Gedling 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

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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.

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## Road Map



## Hybrid Map



## Terrain Map



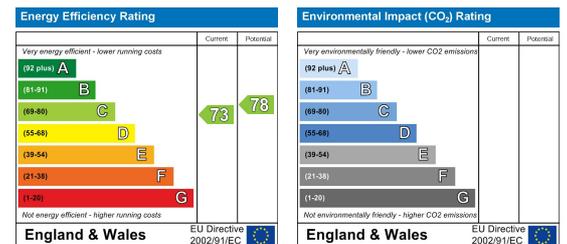
## Floor Plan



## 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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