

JOHNSONS & PARTNERS

Estate and Letting Agency



31 COLLEY MOOR LEYS LANE,

NOTTINGHAM, NG11 8AL

£200,000



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For Sale with NO CHAIN | Three Bedrooms | Dining Kitchen | Well Presented | Off Road Parking | Low Maintenance Rear Garden | Close to Local Amenities and Transport Links | Viewing Advised |

****Floorplan to Follow****

Located in the popular location of Clifton, Nottingham, this delightful three-bedroom mid-terrace property on Colley Moor, Leys Lane, beckons with its blend of comfort and contemporary design, perfect for a diverse range of buyers.

As you step inside, the welcoming ambience of the spacious living room unfolds, offering a cosy retreat for family moments or entertaining guests. The heart of the home is undoubtedly the open plan kitchen-diner, boasting sleek fittings and integrated appliances. Its generous dimensions are complemented by French doors, which not only bathe the space in natural light but also provide a seamless transition to the well-kept rear garden, perfect for al fresco dining or simply enjoying the tranquillity of the outdoors.

Upstairs, the residence continues to impress with its three well-appointed bedrooms, each offering a peaceful sanctuary for rest and rejuvenation. The modern bathroom, complete with a three-piece suite, serves these rooms and echoes the home's overall aesthetic of stylish practicality.

For those who drive, the convenience of two private parking spaces awaits, while the proximity to local amenities and transport links makes this an address of utmost convenience.

This attractive terrace home promises a lifestyle of ease and enjoyment. Whether you're a first-time buyer, a growing family, or downsizing, this property offers a wonderful canvas to create your own haven in Nottinghamshire.

T: 0115 931 2020

Entrance Hallway

Living Room

13'1" x 10'3" (3.99 x 3.13)

Open Plan Dining Kitchen

20'0" x 10'4" (6.10 x 3.15)

First Floor Landing

Bedroom One

12'9" x 10'6" (max) (3.90 x 3.22 (max))

Bedroom Two

11'3" x 10'3" (3.43 x 3.13)

Bedroom Three

10'10" x 7'3" (3.31 x 2.21)

Bathroom

6'4" x 5'4" (1.94 x 1.64)

Outbuilding

Driveway and Rear Garden

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Nottingham 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.

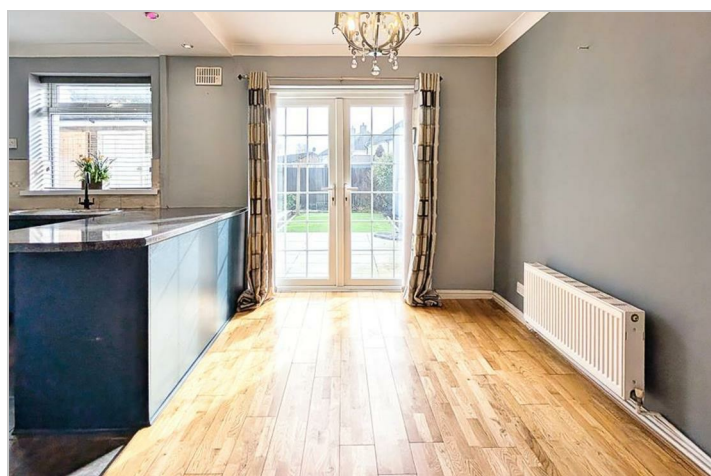
The vendor has advised the following:

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



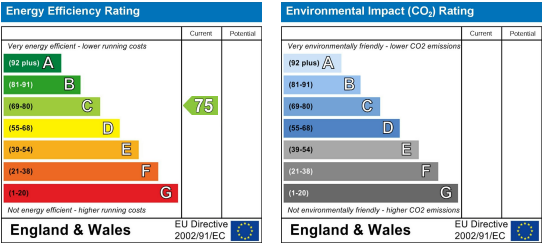
Floor Plan



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.