

JOHNSONS & PARTNERS

Estate and Letting Agency



5 BROOKSIDE, LOWDHAM

NOTTINGHAM, NG14 7AD

£200,000



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A Character Home with Outstanding Potential in the Heart of Lowdham.

For Sale with NO CHAIN | Three Bedrooms | Central Village Location | Semi-Detached Property |

Occupying a generous plot in one of Lowdham's most desirable village locations, this three-bedroom period home presents an exciting opportunity for buyers looking to create a fantastic family home.

Requiring full modernisation throughout, the property offers spacious accommodation arranged over three floors and boasts an abundance of character and potential. Whether you're an experienced renovator, investor or someone looking to create their forever home, this property provides the perfect blank canvas.

The ground floor comprises a welcoming entrance hallway leading to a separate living room, dining room, kitchen and family bathroom. Upstairs, the first floor offers two generous double bedrooms, whilst the converted loft provides a further spacious double bedroom.

Externally, the property enjoys a generous frontage with off-road parking, while to the rear is a private garden backing directly onto open countryside, offering delightful rural views and a peaceful setting rarely found in such a central village location.

Situated within the highly sought-after village of Lowdham, residents benefit from a range of local amenities including shops, pubs, cafés, schools and excellent transport links into Nottingham, Southwell and Newark.

Properties with this level of potential in such a desirable location rarely become available.

Entrance

Kitchen

10'3 x 6'6 (3.12m x 1.98m)

Dining Room

12'1 x 12'1 (3.68m x 3.68m)

Living Room

11'4 x 12'1 (3.45m x 3.68m)

Understairs Cupboard

Ground Floor Bathroom

8'54 x 5'96 (2.44m x 1.52m)

First Floor Landing

Bedroom One

11'4 x 12'15 (3.45m x 3.66m)

Bedroom Two

9'38 x 12'1 (2.74m x 3.68m)

Second Floor

Bedroom

29'6""59'0" x 39'4""13'1" (9'18 x 12'4)

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 - Newark And Sherwood 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 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.