

JOHNSONS & PARTNERS

Estate and Letting Agency



14 LAMCOTE GROVE,

NOTTINGHAM, NG2 2GY

£725



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We are pleased to offer to the market this beautifully presented mid terrace property. Boasting a modern kitchen and bathroom this three bedroom property would be ideally suited to a small family or professional couple due to the close proximity of the City Centre. Situated within walking distance of a local Recreational Ground by the River Trent and public transport links to include Tram, Rail and Buses.

Internal viewing is highly recommended and we anticipate that viewing slots will quickly be allocated, with this in mind we encourage any interested parties to contact the Burton Joyce office on: 0115 9312020 to secure a viewing.

Living Room

Dining Room

Kitchen

Bathroom

First Floor Landing

Bedroom One

Bedroom Two

Stairs To Third Bedroom

Bedroom Three

Agents Notes

Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract. The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as exact measurements and potential interested parties are advised to re-check the measurements for accuracy.

Anti Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Johnsons and Partners instructing solicitors in the purchase or the sale of a property.

Viewings

Please contact the office to make an appointment to view. We often, in times of high demand, offer block viewings and therefore you will have an allocated time of between 10 and 15 minutes within the block time. In these cases we respectfully ask people to be prompt so as not to miss their time slot and let the office know if they will be delayed.

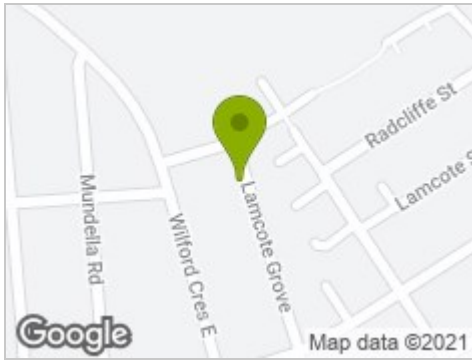
Deposits

The successful applicant will be required to pay a hold deposit equivalent to 1 weeks rent before referencing.

Prior to move in we will require a deposit equivalent to 5 weeks rent along with the first months rent. Any holding deposit will be deducted from these amounts.



Road Map



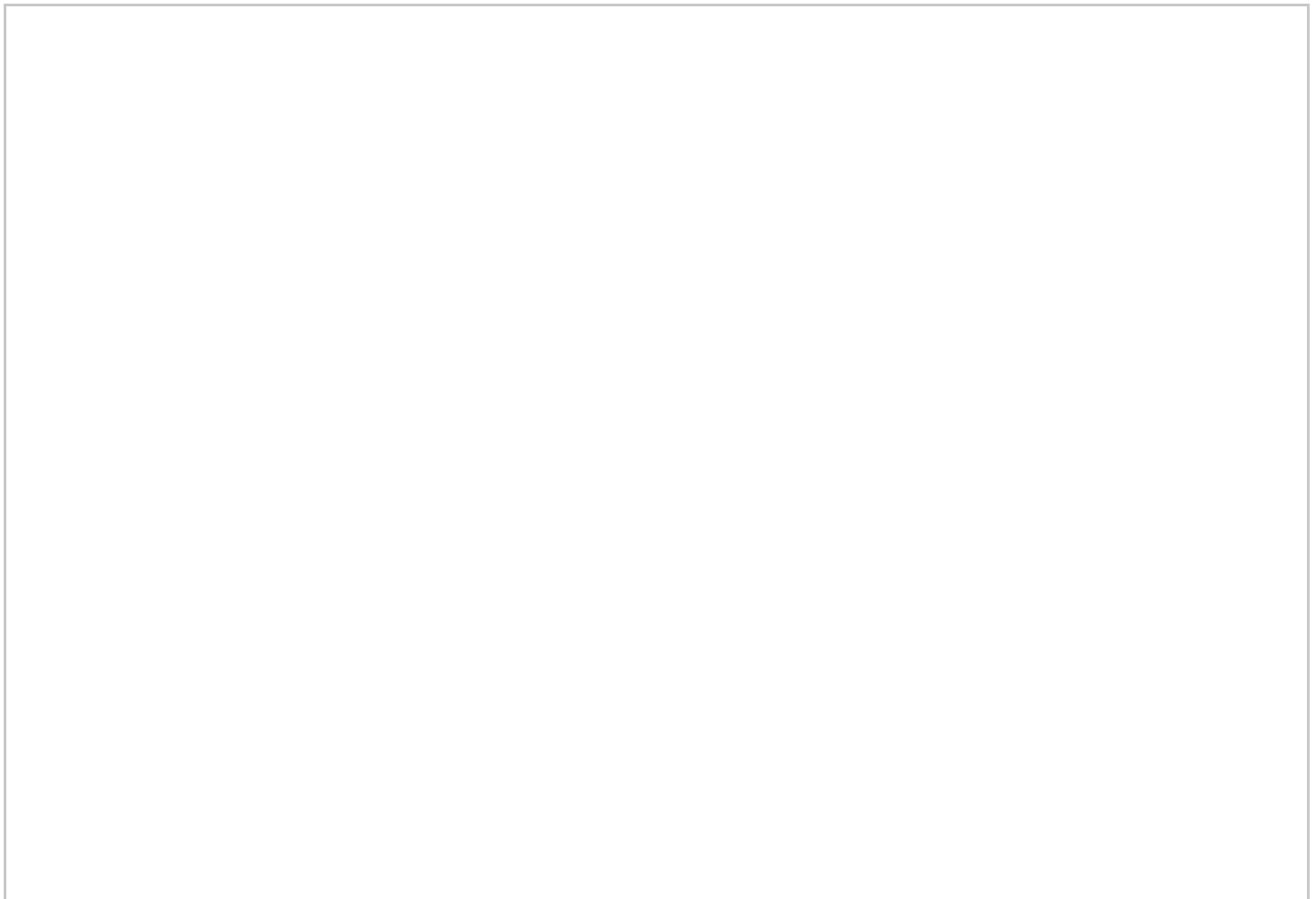
Hybrid Map



Terrain Map



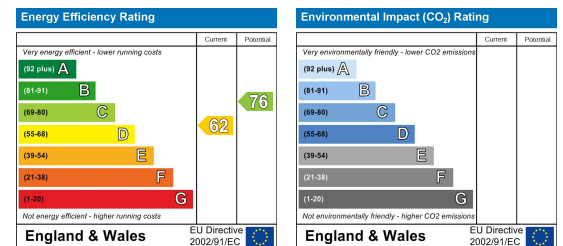
Floor Plan



Viewing

Please contact our Gedling Office on 0115 855 6622 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.