

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 6 MORLEY GARDENS, RADCLIFFE-ON-TRENT

NOTTINGHAM, NG12 2GH

£270,000





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A beautifully presented, modern three bedroom, semi detached home; located to the head of this 'gated' private cul de sac. Radcliffe on Trent is an extremely popular village, with a bustling centre that is home to a great range of amenities which include shops, schools, recreational facilities and regular public transport services. The property is also close to excellent transport links with both the A46 and A52 just a short commute away.

In brief the double glazed and centrally heated accommodation comprises reception hallway, cloakroom with WC, lounge with doors through to the dining kitchen which has double doors opening out to the rear garden, which completes the ground floor. On the first floor is a landing with three bedrooms off and the family bathroom. To the outside there is a driveway that provides multiple vehicle parking; with gated access to the low maintenance rear garden which has a patio and lawn.

Properties of this nature, within such a popular location are highly sought after; with this in mind we strongly recommend an internal viewing. Contact us now to book your personal viewing appointment.

Entrance Hallway

Cloakroom

Living Room

15'0 x 11'5 (4.57m x 3.48m)

Kitchen

9'8 x 6'7 (2.95m x 2.01m)

Dining Area

9'8 x 8'0 (2.95m x 2.44m)

First Floor Landing

Bedroom One

13'0 x 8'4 (3.96m x 2.54m)

Bedroom Two

9'2 x 8'4 (2.79m x 2.54m)

Bedroom Three

10'0 x 6'6 (3.05m x 1.98m)

Bathroom

EPC Rating

Council Tax Band

'C'

#### Additional Notes

There is a community fee/Service charge with this property. The fee for 2021 is £151.25 per quarter

This fee covers the following:

Office costs

Operation of the gates and intercom system

Gate Maintenance

External Repairs For Shared Areas (Not external maintenance of the property)

Gardening/Maintenance of all shared areas

#### 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.



Road Map



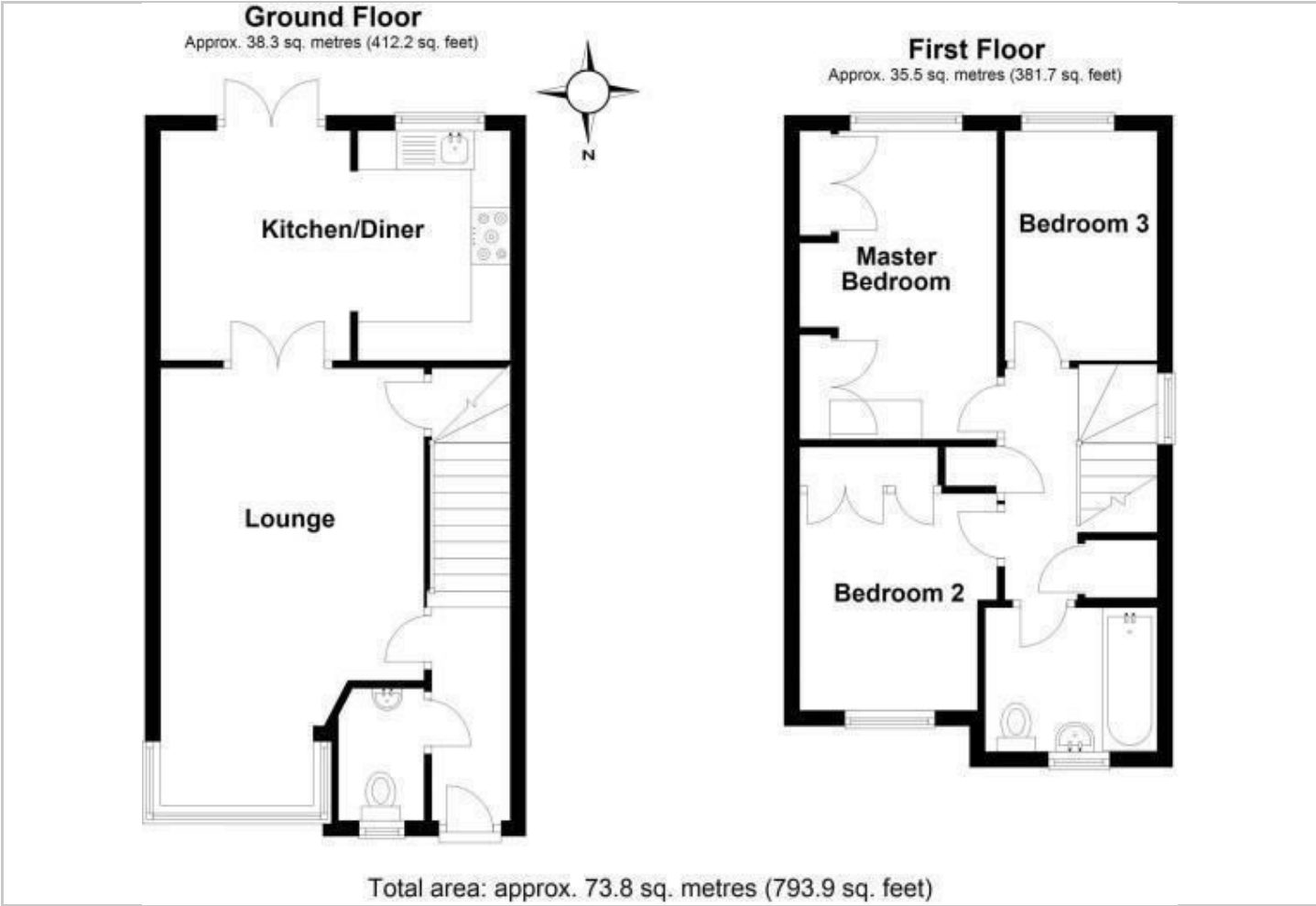
Hybrid Map



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.