

# JOHNSONS & PARTNERS

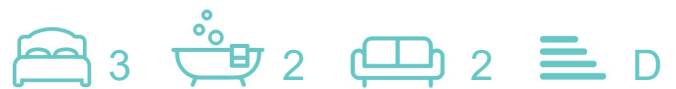
Estate and Letting Agency



**76 VICTORIA ROAD**

NOTTINGHAM, NG4 2HG

**ASKING PRICE £169,950**



# 76 VICTORIA ROAD

NETHERFIELD, NOTTINGHAM, NG4 2HG

**ASKING PRICE £169,950**



An excellent opportunity to purchase this beautifully presented, three bedroom, bay fronted home that comes to the market with the added incentive of having 'no upward chain'. The property is also a short stroll from the centre of Netherfield which enjoys an abundance of amenities which include a great and varied range of shops, schools, leisure services and excellent public transport links, including two train stations. In brief the double glazed and centrally heated accommodation comprises reception hallway, bay fronted lounge, dining room, kitchen and wet room with WC to the ground floor. On the first floor is a good sized landing and three bedrooms with a full bathroom located off bedroom three. The internal decor has kept many of its original features, from the original coving to ceiling roses, to Skirting boards and original doors. To the outside there is a walled garden to the front whilst to the rear is an enclosed garden with gated pedestrian access. There is also potential to create off road parking to the rear subject to the necessary consents being sought and approved. This property has so much to offer and as such we most strongly recommend an internal viewing. Contact us now to book your personal viewing appointment.

Entrance Hallway  
16'6" x 3'4" (5.03 x 1.02)

Living Room  
15'9" x 12'6" (4.80 x 3.81)

Dining Room  
12'11" x 12'10" (3.94 x 3.91)

Kitchen  
13'4" x 8'3" (4.06 x 2.51)

Shower Room  
10'1" x 8'0" (3.07 x 2.44)

First Floor Landing

Bedroom One  
16'4" x 13'0" (4.98 x 3.96)

Bedroom Two  
12'10" x 10'1" (3.91 x 3.07)

Bedroom Three  
8'4" x 8'2" (2.54 x 2.49)

En Suite Bathroom  
8'0" x 4'10" (2.44 x 1.47)

Rear Garden

Council Tax Band

A (A)

A

EPC Rating

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



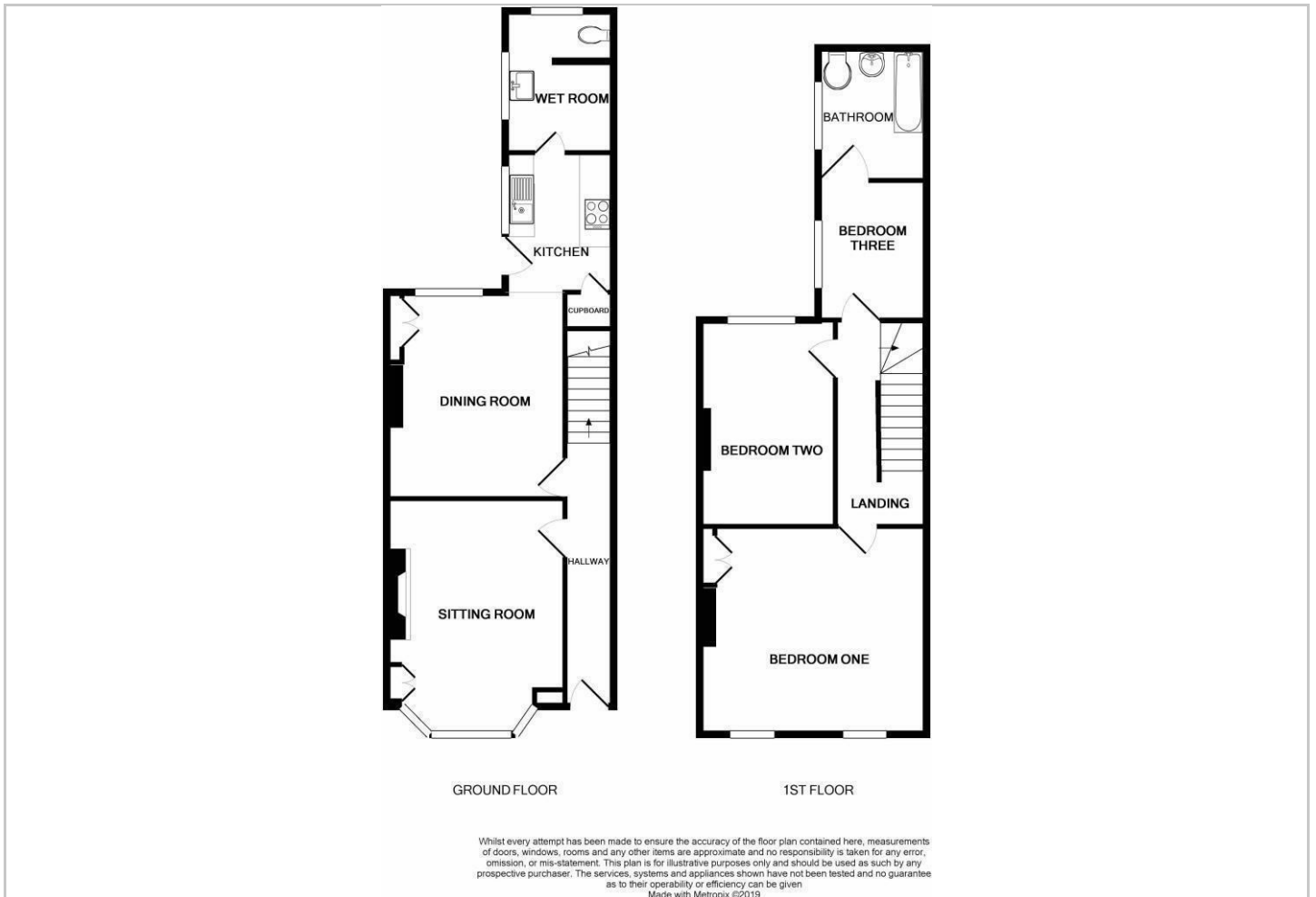
## Hybrid Map



## Terrain Map



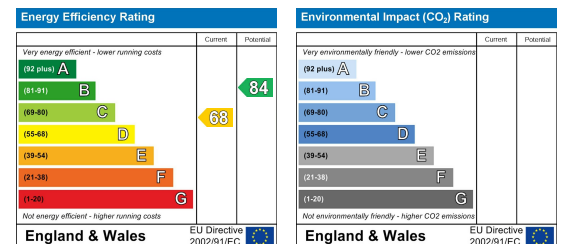
## Floor Plan



## Viewing

Please contact our 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.