

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 3 FARNSFIELD AVENUE, BURTON JOYCE

NOTTINGHAM, NG14 5GF

£315,000





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For Sale with No Chain | Three Bedroom Semi Detached | Popular Location | South West Facing Rear Garden | Breakfast Kitchen | Bay Fronted | Driveway and Garage | Close to Local Amenities |

Located in the popular village of Burton Joyce, this delightful three-bedroom semi-detached home on Farnsfield Avenue presents an exceptional opportunity for families and first-time buyers alike. Offered for sale with no upward chain, the buying process promises to be as smooth as can be.

As you step inside, the bay-fronted living room welcomes you with its warm and inviting ambiance—perfect for those cosy family evenings. The breakfast kitchen, complete with convenient access to the expansive South West facing rear garden, serves as the ideal spot for morning meals and easy outdoor entertainment.

The sleeping quarters comprise three well-proportioned bedrooms, with the main bedroom boasting its own elegant bay front, ensuring a bright and airy atmosphere to unwind in. A practical shower room complements the home, meeting the needs of a bustling family life.

Outdoors, the property doesn't fail to impress with a large private garden where children can play freely and adults can relax or host summer barbecues in their own tranquil retreat. The added benefits of a private garage and driveway address all your parking needs, with space for multiple vehicles.

Residing on a peaceful cul-de-sac road, this residence guarantees a serene living environment while maintaining close proximity to local amenities, ensuring convenience is always at your doorstep.

This charming home on Farnsfield Avenue is more than a property; it's a canvas awaiting your personal touch to create lasting memories. Don't miss the chance to make it your own.

### Entrance Hallway

### Living Room

12'10" x 11'11" (3.92 x 3.64)

### Breakfast Kitchen

16'2" x 9'2" (4.94 x 2.81)

### First Floor Landing

### Bedroom One

13'2" x 11'10" (4.02 x 3.62)

### Bedroom Two

14'7" x 8'6" (4.47 x 2.60)

### Bedroom Three

15'11" x 6'3" (4.86 x 1.92)

### Shower Room

9'3" x 9'1" (2.82 x 2.78)

### Garage

19'8" x 9'1" (6 x 2.78)

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

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.

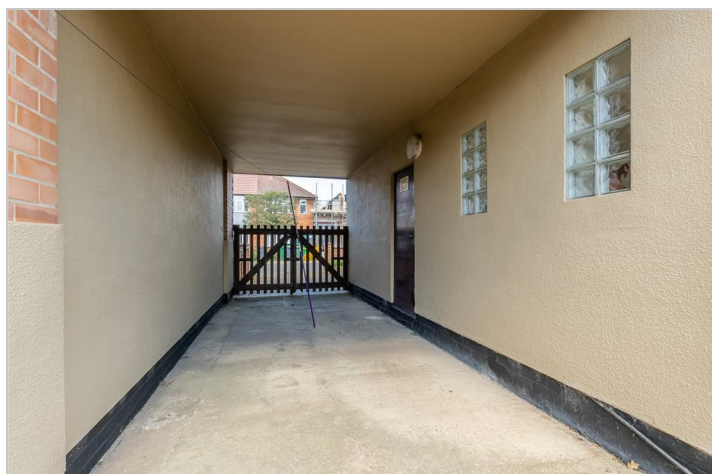
The vendor has advised the following:

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.





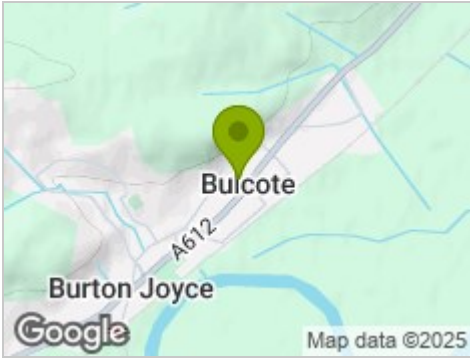
Road Map



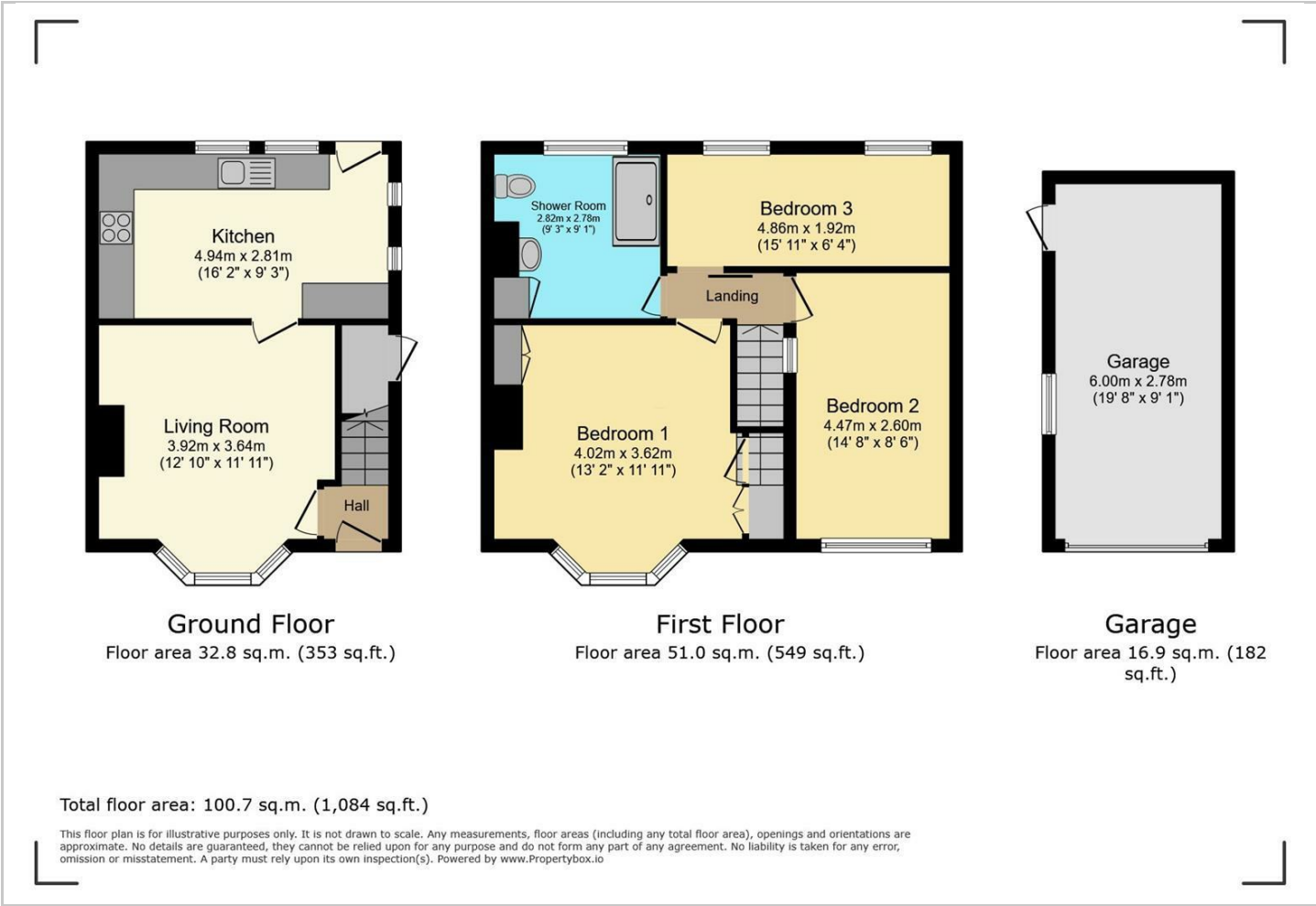
Hybrid Map



Terrain Map



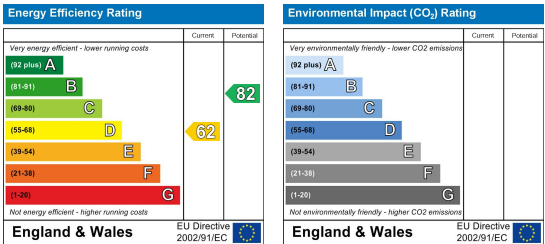
Floor Plan



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.