

JOHNSONS & PARTNERS

Estate and Letting Agency



22 OLIVE GROVE, BURTON JOYCE

NOTTINGHAM, NG14 5FG

£350,000



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For Sale with NO CHAIN | Three Bedroom Detached Bungalow | Close to Local Amenities | Close to Local Transport Links | Spacious Living Room with Countryside Views | Viewings are Highly Advised |

Nestled within the serene ambience of Olive Grove, Burton Joyce, this charming three-bedroom detached bungalow offers a tranquil retreat in one of the village's most sought-after locations. Awaiting a new proprietor, this delightful home is available for sale with no onward chain, ensuring a smooth and swift transition for eager buyers.

Within the property you're greeted by a spacious living room bathed in natural light, where picturesque views of the verdant countryside can be savoured from the comfort of your sofa. The generous kitchen provides ample space for culinary endeavours, making it a joy for both seasoned chefs and casual cooks alike.

Each of the three well-appointed bedrooms ensures a restful haven for all members of the household, while the family bathroom serves as a functional and refreshing space. Additional luxury is found in the conservatory, a splendid area to relax while overlooking the expansive rear garden, boasting a variety of fruit trees and breathtaking countryside vistas.

Externally, the property features a large mature rear garden, with open views over the trent valley. It also benefits from a summer house, garden shed and rear patio area, inviting peaceful outdoor living, while the driveway and garage offer convenient off-street parking for two vehicles.

Located within a stone's throw of Burton Joyce's local amenities, including a selection of shops, cafes, and restaurants, the property provides an enviable balance of village charm and convenience. Excellent transport links and proximity to the local doctor's surgery and school underscore the practical benefits of this address.

Viewings are highly recommended to fully appreciate the unique opportunity this no-chain bungalow presents.

Entrance Hallway

Living Room

19'11" x 11'0" (6.09 x 3.36)

Breakfast Kitchen

15'9" x 11'7" (4.82 x 3.55)

Conservatory

11'10" x 10'0" (3.62 x 3.06)

Bedroom One

11'11" x 11'9" (3.64 x 3.60)

Bedroom Two

12'11" x 8'7" (3.94 x 2.62)

Bedroom Three

8'11" x 7'11" (2.74 x 2.42)

Bathroom

7'4" x 6'6" (2.26 x 2)

Garage

17'8" x 9'1" (5.40 x 2.77)

Agents Disclaimer

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

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



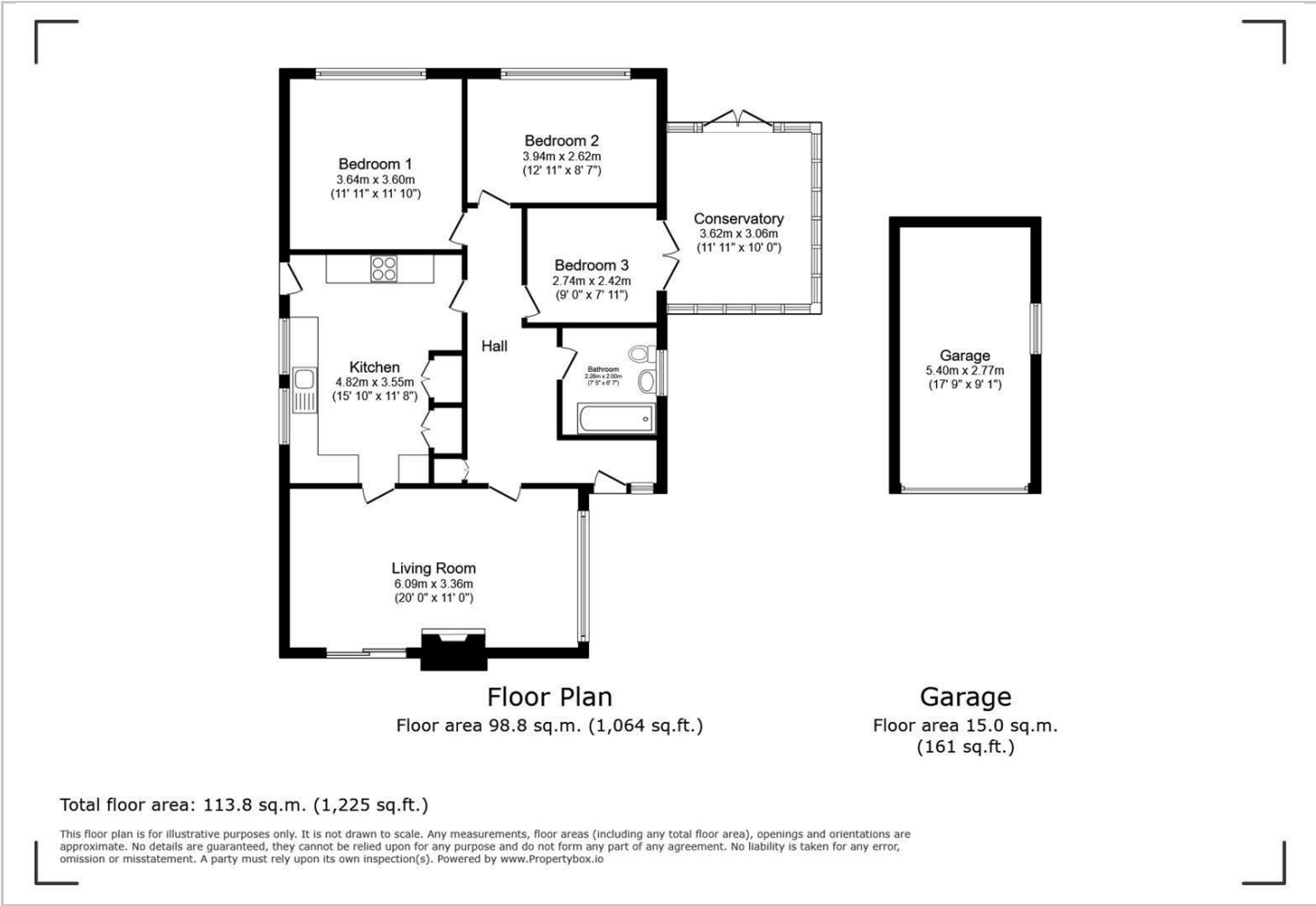
Hybrid Map



Terrain Map



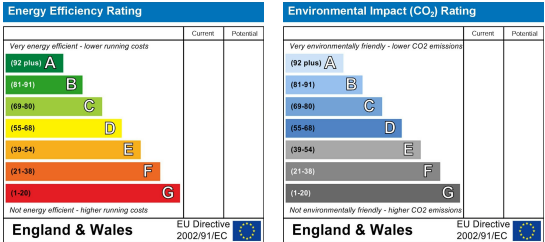
Floor Plan



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.