

# JOHNSONS & PARTNERS

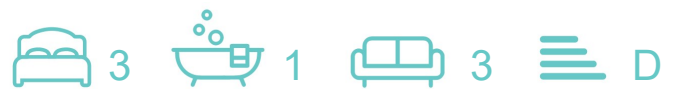
Estate and Letting Agency



**93 MAIN STREET, BURTON JOYCE**

NOTTINGHAM, NG14 5ED

**£395,000**



# 93 MAIN STREET

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For Sale with NO CHAIN | Three Bedroom Detached Home | Central Village Location | Moments from Local Amenities and Transport Links | Driveway and Garage | Viewings are Highly Recommended |

Welcome to this charming three bedroom detached house, ideally situated in the heart of Burton Joyce on Main Street. Enjoy the very best of village life, with all local amenities, reputable schools, transport links, and scenic riverside walks just a stone's throw away.

This characterful home boasts an inviting living room and a separate dining room, both enhanced by attractive beamed ceilings and bay-style windows that bathe the interiors in natural light. To the rear, you will find a well-appointed kitchen and a versatile study—perfect for home working—with elegant French doors opening onto a delightful courtyard garden, ideal for al fresco dining or relaxing with family and friends.

Upstairs, the property offers two generously proportioned double bedrooms and a third spacious single bedroom, all featuring fitted wardrobes to maximise storage. A stylish modern bathroom and a separate WC complete the first-floor accommodation.

Outside, a driveway and garage provide ample off-road parking for two vehicles, whilst the front garden and the private courtyard to the rear offer pleasant outdoor spaces.

This superb detached home is offered with **\*\*no upward chain\*\***, making for a straightforward purchase—ideal for families, downsizers, first-time buyers or those seeking a tranquil yet convenient village location. Properties in this central “flat” position rarely come to the market, so early viewing is highly recommended to avoid disappointment.

Contact us today to arrange your viewing and take the first step towards owning this wonderful village home.

### Entrance

### Dining Room

14'2" x 11'5" (4.32 x 3.48)

### Living Room

16'7" x 9'6" (5.08 x 2.90)

### Office

10'2" x 7'3" (3.12 x 2.23)

### Kitchen

9'10" x 7'4" (3 x 2.25)

### First Floor Landing

### Bedroom One

14'4" x 10'0" (4.38 x 3.07)

### Bedroom Two

12'11" x 9'6" (3.96 x 2.92)

### Bedroom Three

8'6" x 7'5" (2.60 x 2.28)

### Bathroom

7'5" x 5'4" (2.28 x 1.64)

### WC

### Garage

17'11" x 8'6" (5.47 x 2.60)

### Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

### 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

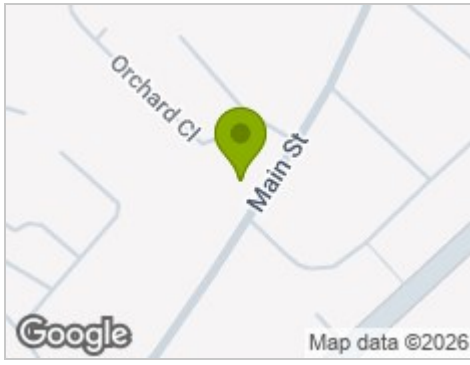
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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



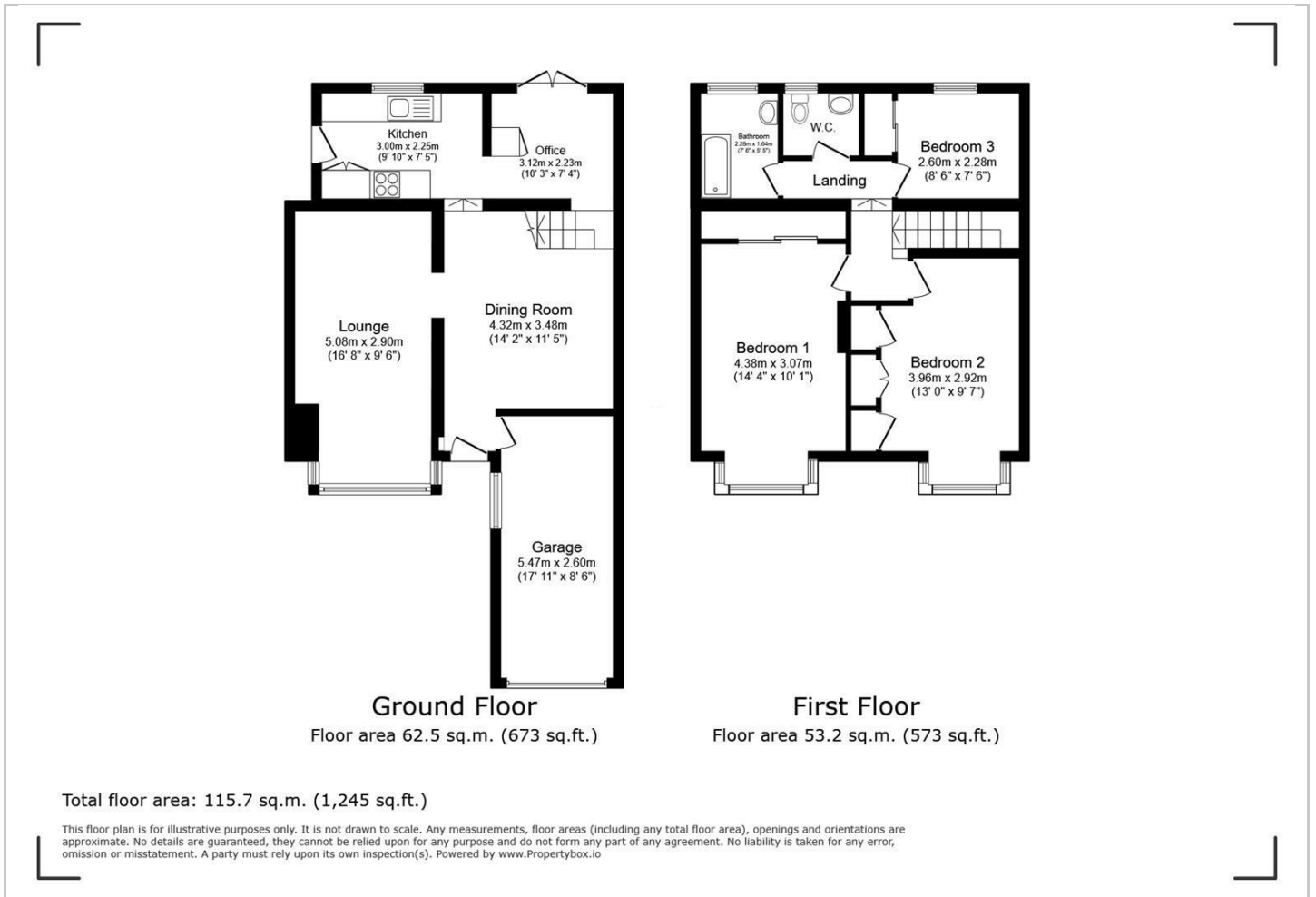
## Hybrid Map



## Terrain Map



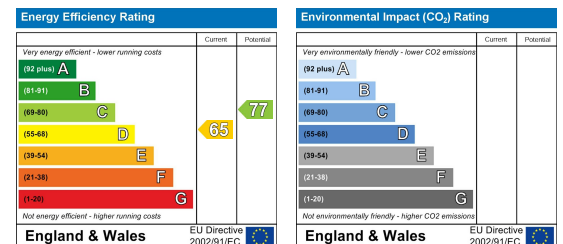
## Floor Plan



## 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.