

JOHNSONS & PARTNERS

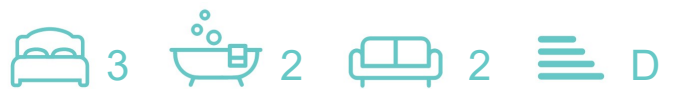
Estate and Letting Agency



1 GLEN ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5BQ

GUIDE PRICE £350,000



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Three Bedroom Semi Detached | Popular Village Location | Breakfast Kitchen | Bay Fronted Living Room | En-Suite off the Main Bedroom | Driveway | Close to Local Amenities | Viewings Advised |

Located just off Lambley Lane in Burton Joyce village, this spacious 3-bedroom semi-detached home on Glen Road presents an outstanding opportunity for first-time buyers and families looking to put down roots in a desirable locale.

As you step through the welcoming entrance hall, you are greeted by a contemporary fitted kitchen diner that promises to be the heart of the home. The area is perfect for cooking up a feast while entertaining guests or enjoying family meals. A handy utility room ensures that laundry and storage are conveniently out of sight.

The living room exudes comfort and warmth, inviting you to unwind and make cherished memories with loved ones. A downstairs WC and Study adds an extra layer of practicality to the ground floor.

Upstairs, three generously-sized bedrooms ensure that each family member has a space of their own. The principal bedroom benefits from the luxury of an en-suite, offering a private retreat for the heads of the household. The family bathroom, with its modern fixtures, serves the remaining bedrooms.

Outside, the property boasts an enclosed garden that wraps around the rear, side, and front, providing a safe and private oasis for children to play and adults to relax. The driveway offers ample off-street parking for two vehicles, a valuable asset in this popular area.

With its proximity to excellent local amenities, including shops, schools, and transport links, this home offers convenience as well as comfort. Viewing is highly recommended to fully appreciate the potential of this delightful family home. Act quickly to avoid missing out on this gem in the serene surroundings of Burton Joyce.

Porch

Entrance Hallway

Living Room

14'1" x 11'1" (4.31 x 3.40)

Breakfast Kitchen

17'1" x 6'10" (5.23 x 2.10)

Utility Room

18'4" x 4'11" (5.60 x 1.50)

WC

Study

7'2" x 6'11" (2.20 x 2.13)

First Floor Landing

Bedroom One

11'1" x 11'0" (3.38 x 3.36)

En-Suite

8'4" x 5'10" (2.55 x 1.80)

Bedroom Two

11'0" x 6'10" (3.36 x 2.10)

Bedroom Three

9'2" x 7'6" (2.81 x 2.29)

Bathroom

7'6" x 5'5" (2.30 x 1.67)

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.

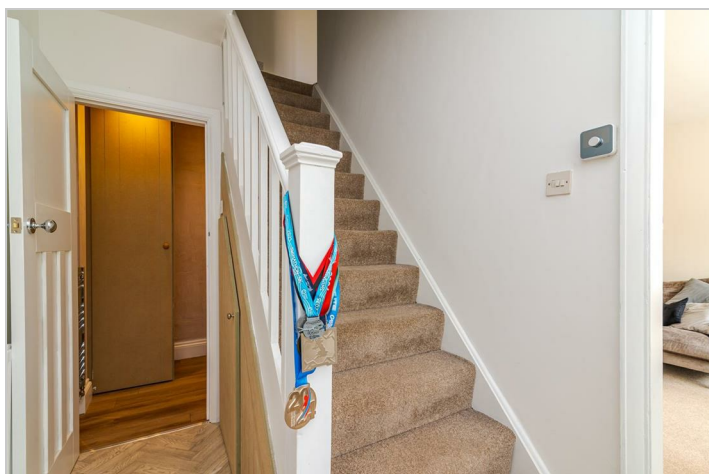
The vendor has advised the following:

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



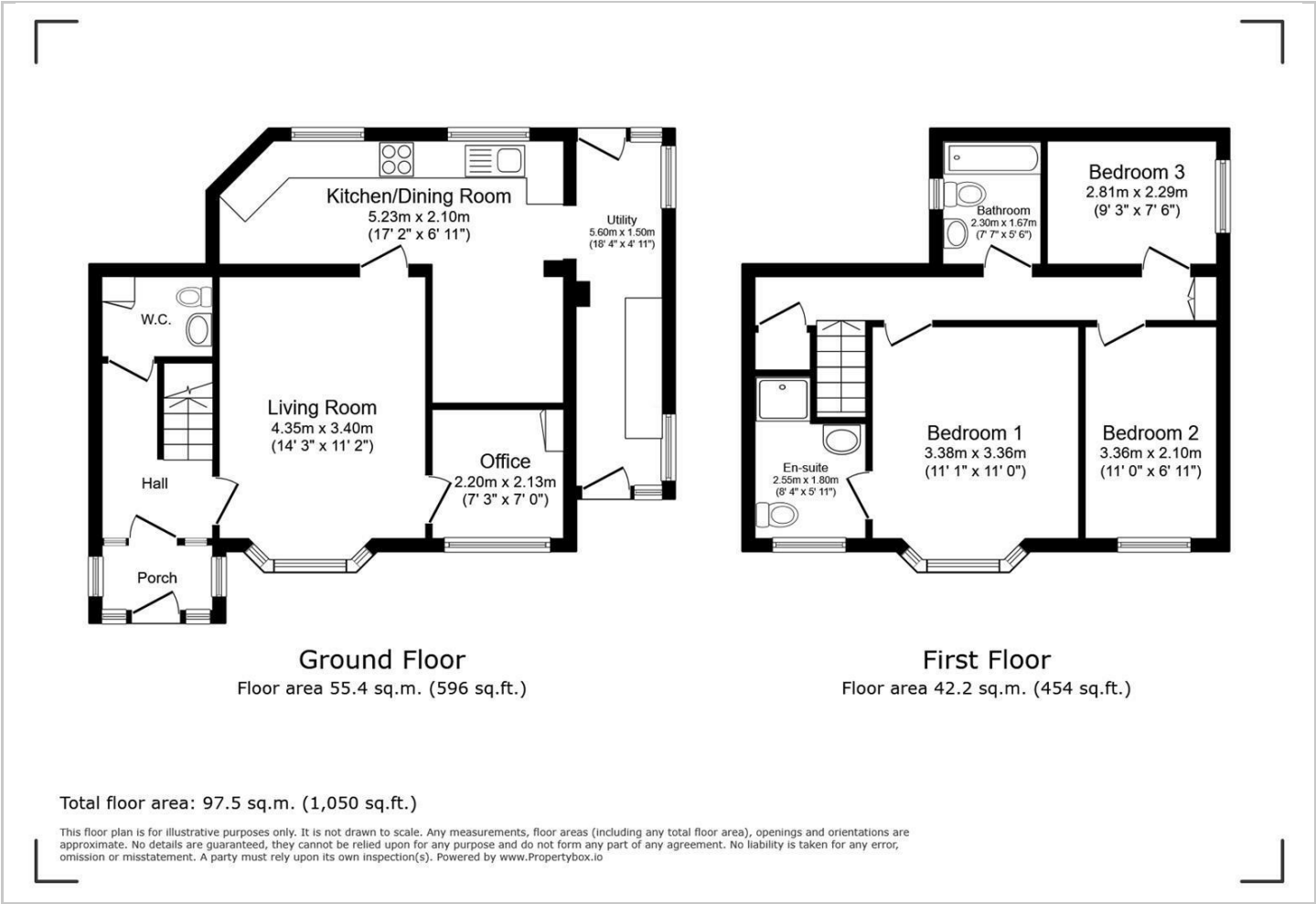
Hybrid Map



Terrain Map



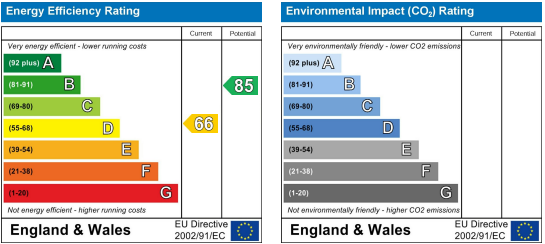
Floor Plan



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.