

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 2 PARK AVENUE, BURTON JOYCE

NOTTINGHAM, NG14 5AF

£315,000



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For Sale with NO CHAIN | Three Bedroom Detached Home | Spacious Rear Garden | Detached Garage | Close to Village Center | Driveway | Loft Conversion | Close to Amenities and Public Transport Links |

Nestled in the heart of Burton Joyce, this delightful three-bedroom detached house on Park Avenue offers a wonderful opportunity for a range of buyers seeking a tranquil village lifestyle with all the conveniences at their doorstep.

Upon entering, you are greeted by a welcoming reception hallway leading to a cosy lounge, perfect for unwinding. The separate dining room awaits your family gatherings, while the practical kitchen serves as the hub of the home. The ground floor layout is designed for both comfort and function, providing a homely environment for everyday living.

Ascending to the first floor, you'll find three generously proportioned bedrooms, offering ample space for rest and relaxation. The family bathroom is complemented by a separate shower room, catering to busy morning routines.

Outside, the property boasts a spacious driveway, accommodating at least two vehicles with ease. The rear reveals a secluded garden for you to craft into your own oasis, along with a garage for additional storage or parking needs.

With no upward chain to concern yourself with, your move could be swift and seamless. Burton Joyce is a vibrant community with excellent schools, charming local eateries, and convenient transport links, including rail. The promise of picturesque riverside walks will entice nature lovers and outdoor enthusiasts alike.

This house is brimming with potential and is simply waiting for someone to make it their home. To truly appreciate what's on offer, we strongly encourage an internal viewing. Contact us today to schedule your exclusive tour of this charming property on Park Avenue.

## Entrance Hallway

### Living Room

12'11" x 11'10" (3.94 x 3.63)

### Dining Room

11'11" x 9'6" (3.64 x 2.90)

### Kitchen

12'11" x 8'0" (3.94 x 2.44)

### Understairs Store

### First Floor Landing

### Bedroom One

12'9" x 11'10" (3.91 x 3.62)

### Bedroom Two

11'10" x 9'6" (3.62 x 2.91)

### Bedroom Three

8'1" x 6'4" (2.47 x 1.94)

### Bathroom

9'9" x 8'1" (2.98 x 2.47)

### Shower Room

### Attic Room

14'7" x 11'11" (4.47 x 3.64)

### Garage

17'3" x 8'3" (5.26 x 2.54)

### 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

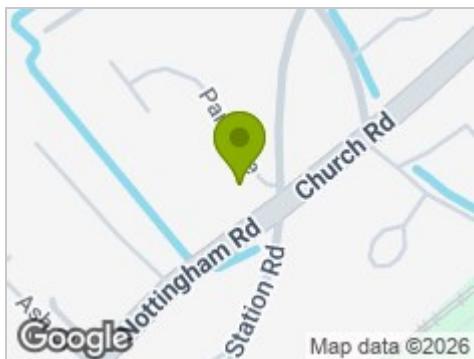
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



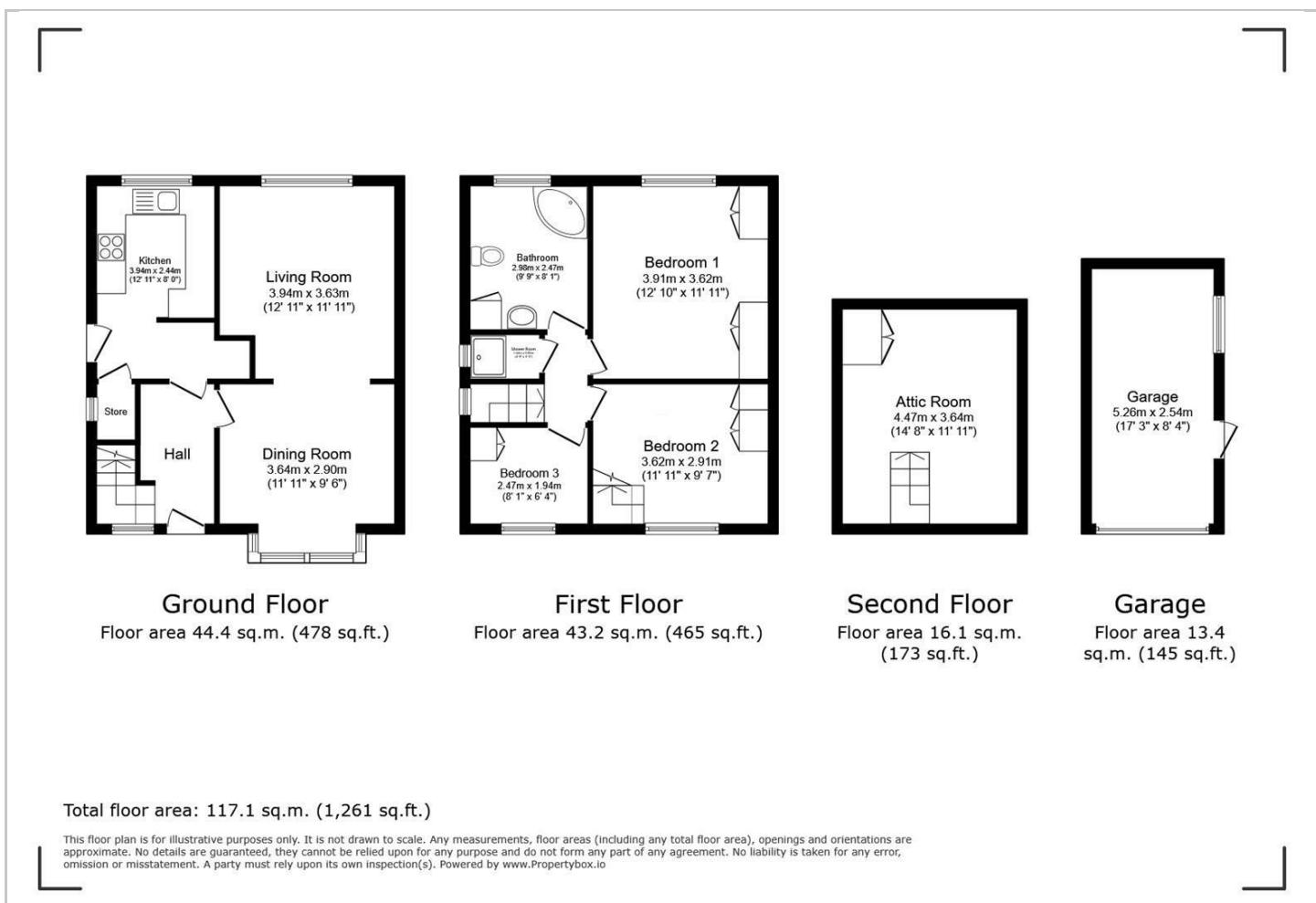
## Hybrid Map



## Terrain Map



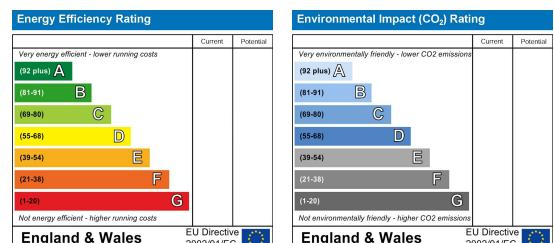
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.