

JOHNSONS & PARTNERS

Estate and Letting Agency



1 BROADMEAD, BURTON JOYCE

NOTTINGHAM, NG14 5FL

OFFERS OVER £245,000



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This is an excellent opportunity to purchase a good sized, two double bedroom, semi detached bungalow. The property is on a lovely, and good sized, corner plot and has gardens to three sides as well as a driveway and garage. The bungalow is perfectly located within this sought after cul de sac and is only a few minutes stroll to the centre of the village and all of its amenities. There are a wide range of amenities in the village that include a range of shops, recreational facilities, great places to eat out and regular public transport services. There are also, beautiful country and riverside walks, all close by.

In brief the double glazed and centrally heated accommodation comprises entrance porch, reception hallway, L shaped lounge dining room, lean to/garden room, kitchen, rear lobby and garage, two double bedrooms and modern re-fitted shower room. To the outside there are gardens to all three sides and a driveway and garage.

The property comes to the market with the added incentive of having 'no upward chain' which helps to simplify the whole buying process. Taking all of the properties positive attributes into account, we strongly recommend an internal viewing. Contact us now to book your personal viewing appointment.

Reception Hallway

14'1" x 6'6" narrowing to 4'11" (4.29m x 1.98m narrowing to 1.50m)

Lounge (L shaped)

16'11" x 16'13" (5.16m x 4.88m)

Kitchen (incorporating pantry)

11'1" x 10'2" (3.38m x 3.10m)

Rear Lobby/Store

Door front and rear plus door to garage

Bedroom One

11'6" x 11'2" (3.51m x 3.40m)

Bedroom Two

10'11" x 10' (3.33m x 3.05m)

Shower Room

Outside

Garage

17'11" x 7'6" (5.46m x 2.29m)

Gardens

Agents Notes

Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract. The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as exact measurements and potential interested parties are advised to re-check the measurements for accuracy.

Anti Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Johnsons and Partners instructing solicitors in the purchase or the sale of a property.

Viewings

Please contact the office to make an appointment to view. We often, in times of high demand, offer block viewings and therefore you will have an allocated time of around 15 minutes within the block time. In these cases we respectfully ask people to be prompt so as not to miss their time slot and let the office know if they will be delayed. Please ensure a face covering is worn and you keep a safe distance from others.



Road Map



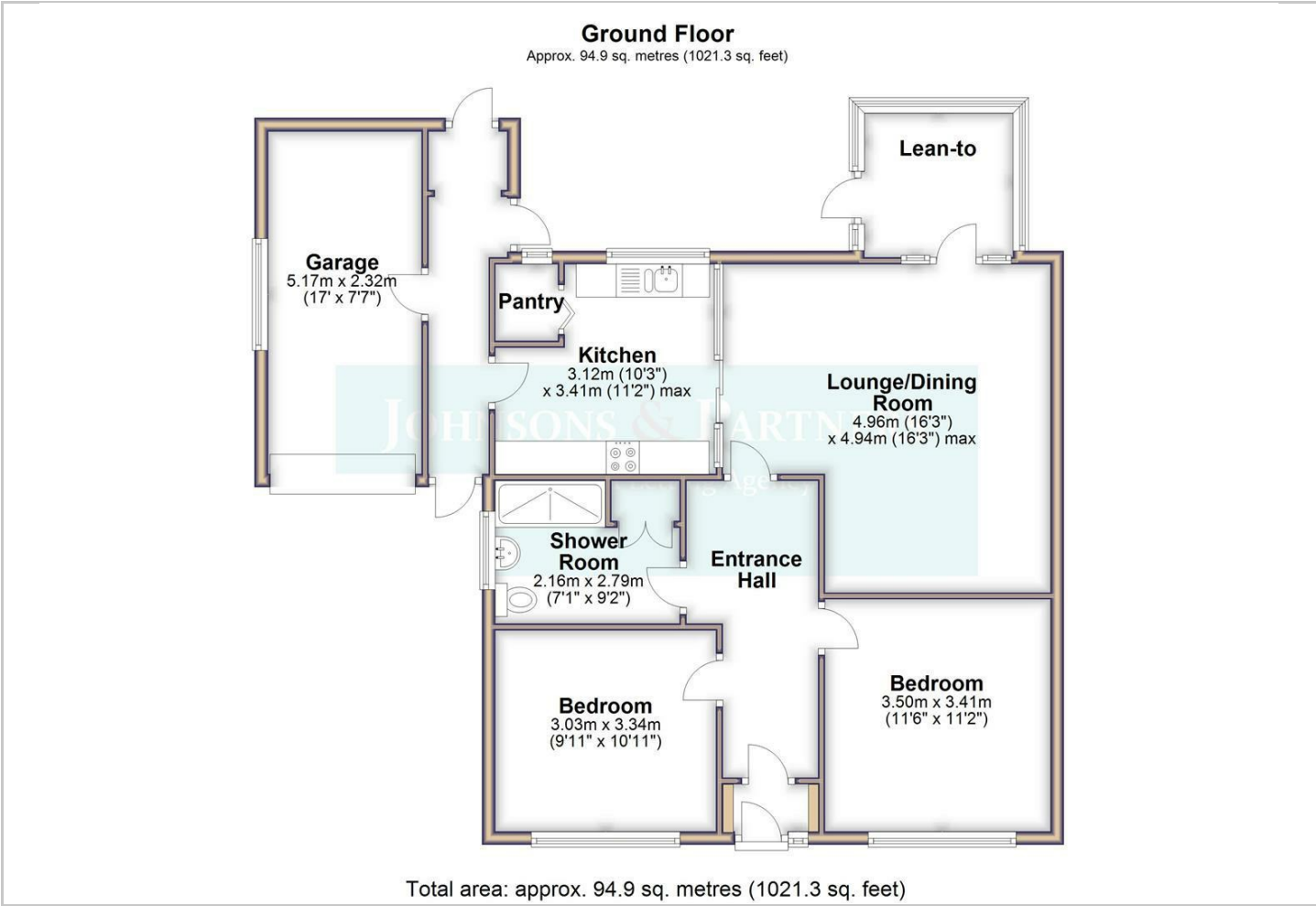
Hybrid Map



Terrain Map



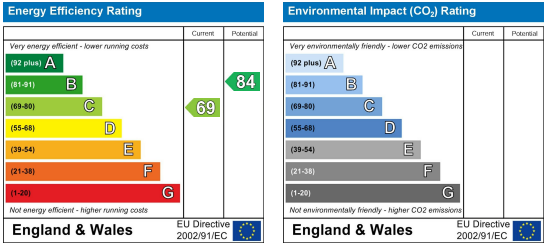
Floor Plan



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.