

# JOHNSONS & PARTNERS

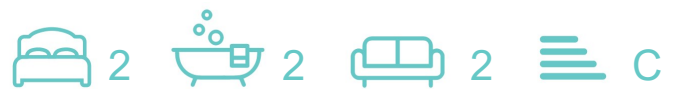
Estate and Letting Agency



## 3 AND 3A MAIN STREET, BURTON JOYCE

NOTTINGHAM, NG14 5DX

£235,000



# 3 AND 3A MAIN STREET

BURTON JOYCE, NOTTINGHAM, NG14 5DX

£235,000



For Sale with NO CHAIN | Converted Semi Detached Property | Two 1 Bedroom Flats which can be rented without ground rent or service charges | Previously Rented for a Number of Years | Driveway for Multiple Cars | Enclosed Rear Garden | Close to Local Amenities and Transport Links |

An exciting and versatile opportunity awaits on Main Street, in the heart of the desirable village of Burton Joyce. This well-located semi-detached property currently comprises two one-bedroom flats, each boasting a living room, kitchen, and shower room. Both flats benefit from separate services and individual council tax bands, though they remain under a single title, making them ideal for investors seeking straightforward re-letting options or those wishing to reconfigure the property.

Having been rented out for several years, the property offers immediate appeal to those looking for a sound investment, but equally lends itself to conversion back into a charming two-bedroom home if desired. Alternatively, the owner has the option to occupy one flat whilst renting out the other - offering a great income generating option. The generous driveway provides off-road parking for up to three vehicles, while the enclosed rear garden offers a private outdoor space, perfect for relaxing or entertaining.

Set just a stone's throw from the village centre, residents enjoy excellent access to local amenities, convenient transport links including nearby rail services, and the charm of countryside walks and traditional pubs. Whether you are an investor, first-time buyer, or someone looking for flexible living arrangements, this property promises a wealth of possibilities.

With the added benefit of being offered chain-free, your move can be both smooth and swift. Early viewings are strongly recommended to fully appreciate the potential and superb location of this unique home. Contact us today to arrange your visit.

## Ground Floor Flat

Living Room

Kitchen

Utility Room

WC

Bedroom

En-Suite Shower Room

First Floor Flat

Entrance

Storage Room

Landing Area

Living Room

Kitchen

Bedroom

En-Suite Shower Room

Large Driveway and Rear Garden

EPC Ratings

Flat 3 (Ground Floor) Rating D

Flat 3a (First Floor) Rating C

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band A (Both flat 3 and 3a)

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

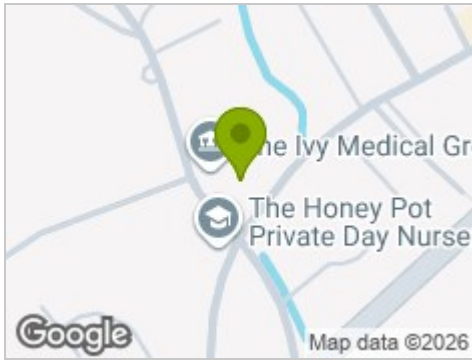
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



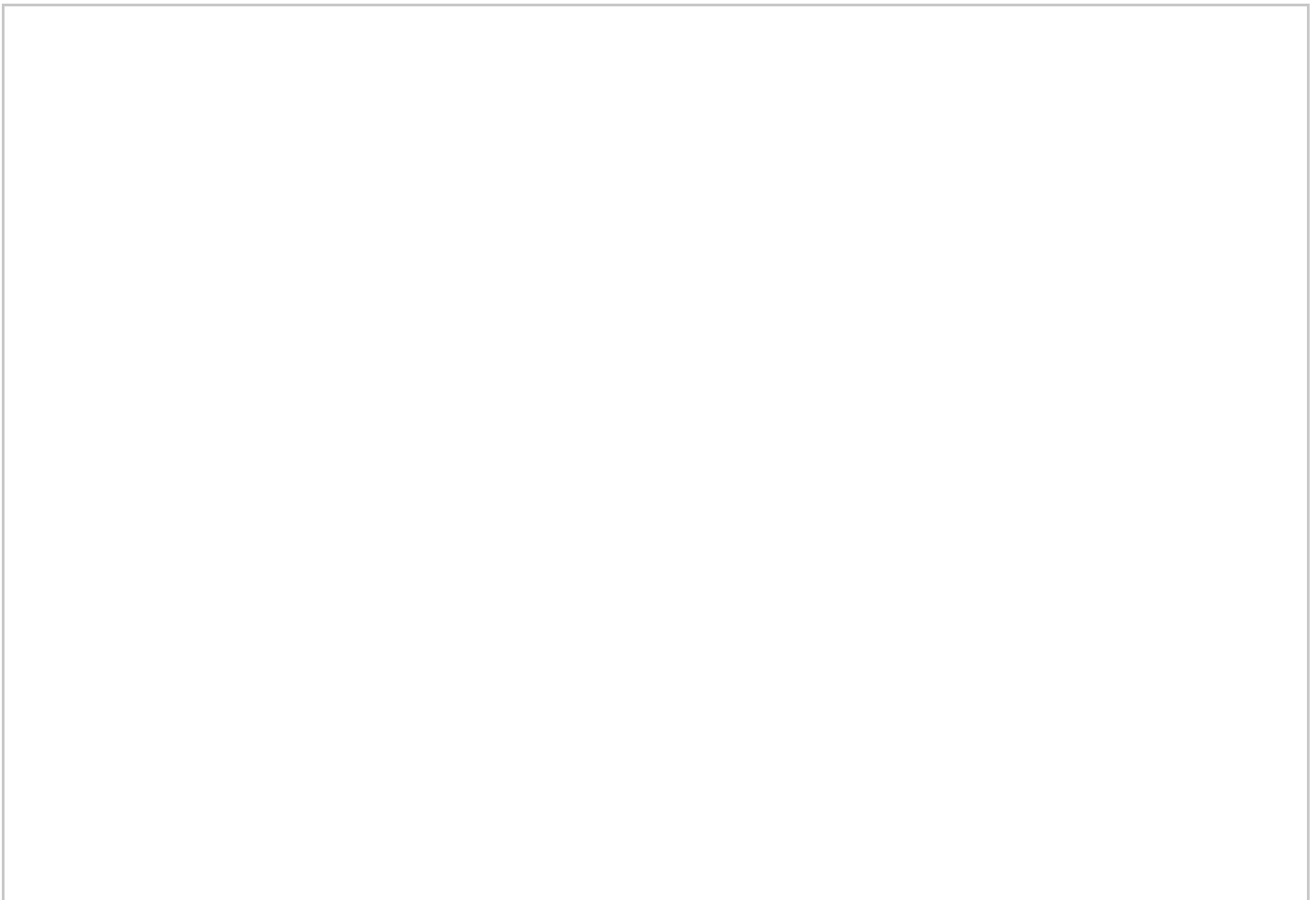
## Hybrid Map



## Terrain Map



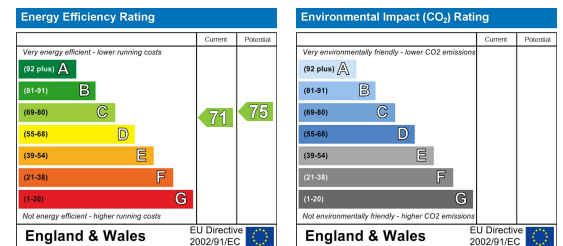
## Floor Plan



## 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.