JOHNSONS & PARTNERS

Estate and Letting Agency

38 ST. HELENS CRESCENT, BURTON JOYCE

NOTTINGHAM, NG14 5DW

£290,000

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For Sale with NO CHAIN | Full Marketing To Follow | Three Bedrooms | Popular Location | Driveway and Garage | Secluded Village Location | Close to Local Amenities | Well Presented Throughout |

Nestled in the heart of Burton Joyce, St. Helens Crescent presents a delightful three-bedroom townhouse, perfect for a wide variety of buyers seeking both convenience and tranquillity. With the River Trent just a short stroll away and all of Burton Joyce's amenities within easy reach, this semi-detached home enjoys an enviable position in a highly sought after village.

Approaching the property, you'll appreciate the sense of privacy afforded by mature trees, a meandering stream, and a private footpath which shelters the house from view. The front garden is beautifully secluded, while to the rear, a block-paved patio leads onto a driveway and garage, providing parking for two vehicles.

Inside, the accommodation is bright and inviting. The entrance hall welcomes you, with a staircase rising to the first floor. The spacious living room is ideal for relaxation, and the modern breakfast kitchen opens directly onto the rear garden, perfect for entertaining or al fresco dining. A useful pantry cupboard and a convenient ground floor WC complete the ground floor. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Burton Joyce offers a superb village lifestyle, with a train station, regular bus routes to Nottingham, a doctor's surgery, dentist, post office, local shops, chemist and a well-regarded primary school. The vibrant community hosts numerous clubs and events, making this the perfect place to settle. Early viewing is highly recommended to fully appreciate the charm and potential of this exceptional home.

Entrance Hallway

Living Room
16'10" x 11'7" (5.14 x 3.54)

Breakfast Kitchen
12'7" x 10'6" (3.86 x 3.21)

Pantry Cupboard

WC

First Floor Landing

Bedroom One
13'7" x 8'4" (4.15 x 2.55)

Bedroom Two
11'5" x 8'9" (3.49 x 2.67)

Bedroom Three
8'11" x 6'0" (2.73 x 1.84)

Bathroom

Garage

Agents Disclaimer
Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band B

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.

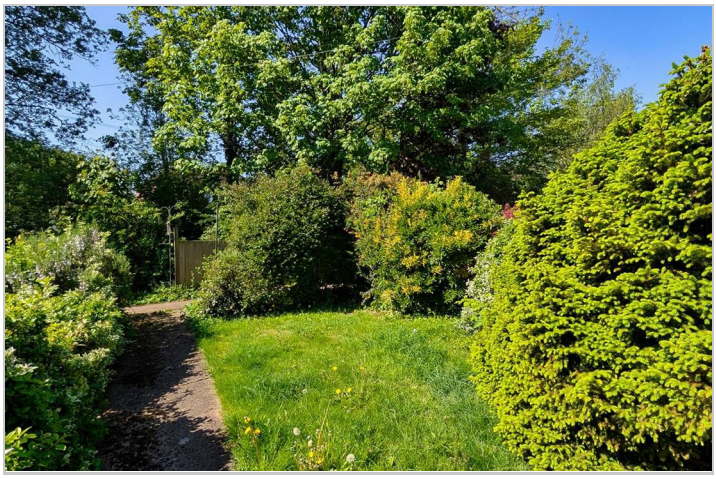
The vendor has advised the following:

Property Tenure is [Freehold or Leasehold]

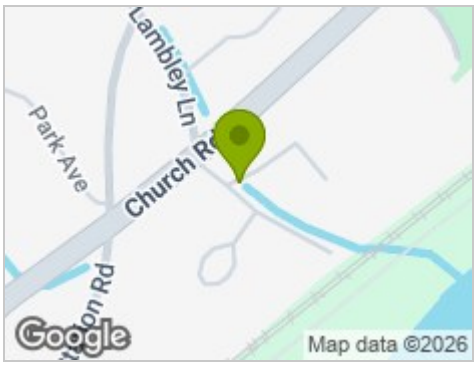
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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

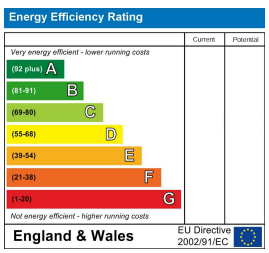
Terrain Map

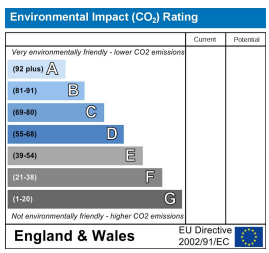
Floor Plan

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





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