

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 18 GORDON ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5GN

£350,000



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For Sale With No Chain | Victorian Bay Fronted Semi Detached | Three Bedrooms | Extremely Popular Road | Private Rear Garden | Driveway and Front Garden | Two Reception Rooms | Viewings Advised |

We are delighted to introduce to the market this charming three-bedroom Victorian bay-fronted semi-detached home, nestled in the heart of Burton Joyce on the sought-after Gordon Road. This property promises a blend of character and comfort, making it the perfect haven for families seeking a tranquil lifestyle within a vibrant community.

Upon entering, you will be greeted by a warm and inviting living room, adorned with original hardwood floors that exude a sense of time-honoured elegance. The adjoining dining room offers a convivial space for family meals and entertaining guests. The practical layout continues with a well-appointed kitchen and a convenient utility room, complemented by a ground floor WC.

The sleeping quarters are thoughtfully arranged with two well-proportioned bedrooms on the first floor and a charming third bedroom on the second floor, providing a peaceful retreat.

Outside, the property boasts a delightful front garden paired with a driveway to accommodate two vehicles. To the rear, the private west-facing garden is a beautiful sanctuary where one can enjoy the afternoon sun and al fresco dining.

Situated in an extremely popular location, this home is minutes away from the heart of Burton Joyce, with its array of village amenities, and offers easy access to serene riverside walks, enhancing the appeal for those who cherish the outdoors.

This highly desirable property type on Gordon Road is a rare opportunity and viewings are highly recommended to fully appreciate what is on offer. Don't miss the chance to make this your family's new home.

### Entrance Hallway

### Living Room

11'11" x 11'10" (3.64 x 3.63)

### Dining Room

11'11" x 11'10" (3.64 x 3.63)

### Kitchen

13'3" x 7'1" (4.05 x 2.18)

### Utility

12'0" x 4'7" (3.67 x 1.40)

### WC

### First Floor Landing

### Bedroom

11'11" x 11'10" (3.64 x 3.63)

### Bedroom

9'1" x 7'9" (2.78 x 2.37)

### Bathroom

8'11" x 7'1" (2.72 x 2.18)

### Second Floor

### Bedroom

13'1" x 11'10" (4 x 3.63)

### Driveway and Front Garden

### Private and Enclosed Rear Garden

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

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



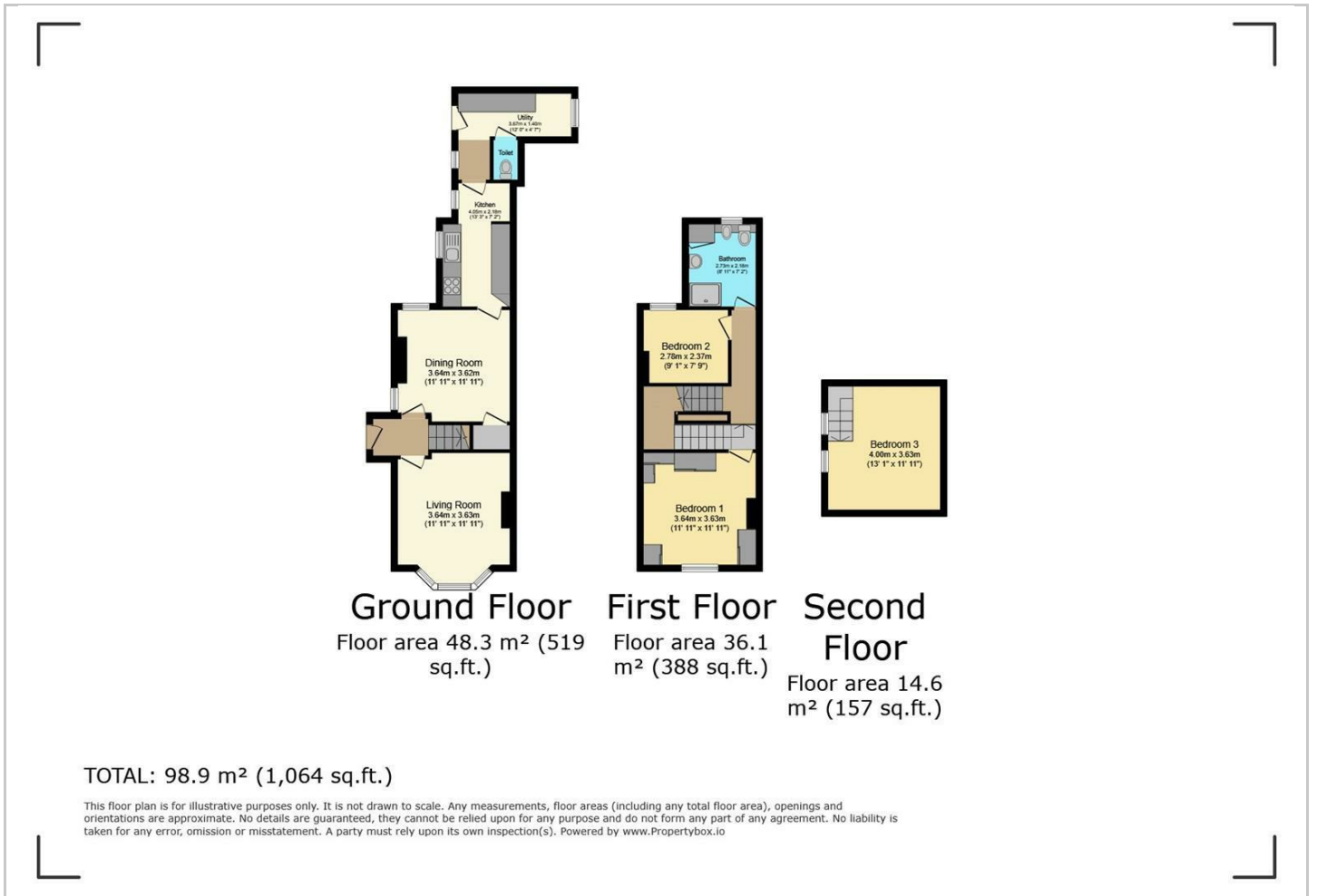
## Hybrid Map



## 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.