

# JOHNSONS & PARTNERS

Estate and Letting Agency



**10 CARNARVON DRIVE, BURTON JOYCE**

NOTTINGHAM, NG14 5ER

**PRICE GUIDE £250,000**



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GUIDE PRICE - £250,000 - £270,000 - PLANNING PERMISSION TO EXTEND GRANTED -

AVAILABLE TO VIEW NOW WHILST FULL MARKETING IS BEING PREPARED -

Two bedroom semi detached property situated in a popular road within walking distance of the village centre of Burton Joyce.

With permission for a two storey extension to the side, all plans available by request.

This property, laid over two floors the property currently comprises an entrance hallway leading to a living room. There is a breakfast kitchen with access to the garden. To the first floor there are two double bedrooms and a family bathroom.

Outside there is a driveway and good sized rear and side garden.

We are able to book a certain amount of viewings prior to the marketing being prepared. Should you wish to view this property, please call the Burton Joyce office to secure your appointment.



Entrance Hallway

Living Room

13'11 x 12'8) (4.24m x 3.86m))

Breakfast Kitchen

12' x 9'2 (3.66m x 2.79m)

First Floor Landing

Bedroom One

12'3 onto the wardrobe x 11'1 maximum (3.73m onto the wardrobe x 3.38m maximum)

Bedroom Two

10'10 maximum x 10' (3.30m maximum x 3.05m)

Bathroom

Outside

Large Rear Garden

Driveway

### PLANNING PERMISSION

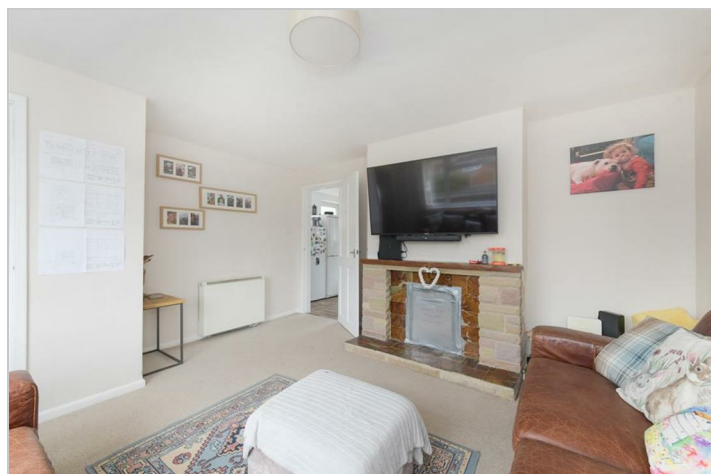
Permission has been granted for an extension to the side of the property.

### Agents Notes

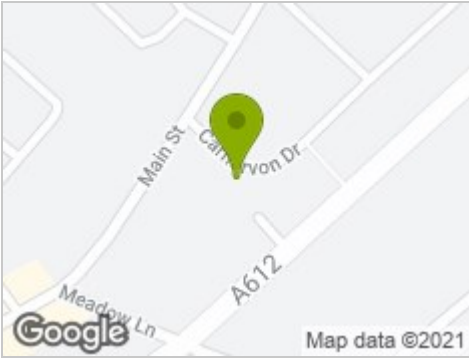
Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract. The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as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



Road Map



Hybrid Map



Terrain Map



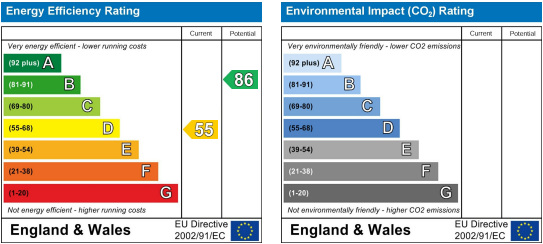
Floor Plan



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.