

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 14 BROOKLYN AVENUE, BURTON JOYCE

NOTTINGHAM, NG14 5BJ

OFFERS OVER £240,000



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This is a beautifully presented, period end cottage; located within this development of workers cottages, close to the heart of this extremely popular village. Burton Joyce is such a popular location to live, with a range of amenities such as schools, shops, regular public transport, including rail connections. There are great eateries and village pubs, a village hall offering a wide range of activities. One other thing the village offers residents and visitors is an ease of access to some beautiful, country and riverside walks too.

In brief, the double glazed and centrally heated accommodation comprises barely used, re-fitted, kitchen with a range of integrated appliances such as an oven and hob, fridge and freezer and an automatic washing machine. There is a cosy living room with cast iron, dual fuel burner. This room is open through to the light and airy conservatory which in turn has doors opening into the rear garden. From the first floor landing, there are two bedrooms and a bathroom fitted with a modern suite in white. To the outside, there is a courtyard style front garden with gated pedestrian access. There is also a gate that leads down steps to the stream that runs through the village. The rear garden is a lovely size and space to enjoy, a mix of seating, lawn and planted spaces.

This lovely home, comes to the market with the added incentive of having 'no upward chain' which helps to simplify the whole buying process. In order to fully appreciate all this home has to offer, not only in terms of both accommodation and outside space, but also the village location. Contact us now to book your personal viewing appointment.

## Re-Fitted Kitchen

15'5 x 6' (4.70m x 1.83m)

## Lounge

15'7 x 11' (4.75m x 3.35m)

## Conservatory

10'4 x 8'8 (3.15m x 2.64m)

## First Floor Landing

### Bedroom One

13'2 x 8'7 (4.01m x 2.62m)

### Bedroom Two

8'10 x 8'6 (2.69m x 2.59m)

### Bathroom

6'4 x 5'1 (1.93m x 1.55m)

## Outside

### Gated Courtyard Front Garden

### Good Sized Private Rear Garden

The enclosed rear garden has a deck, lawn and planting with a deck and gated access down to the stream.

## Viewings

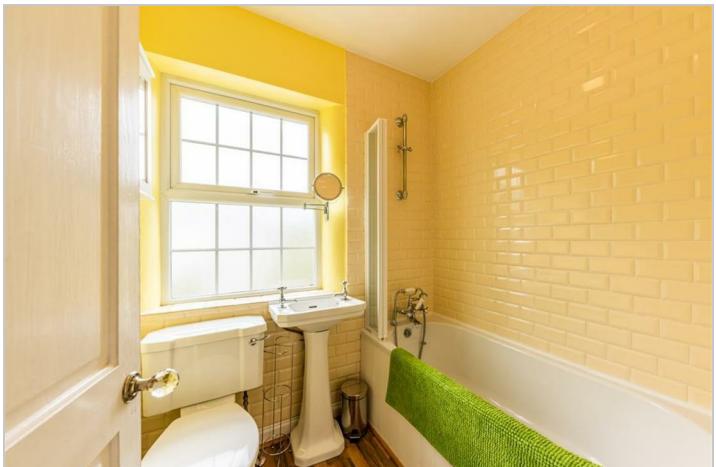
Please contact the office to make an appointment to view. We often, in times of high demand, offer block viewings and therefore you will have an allocated time of between 10 and 15 minutes within the block time. In these cases we respectfully ask people to be prompt so as not to miss their time slot and let the office know if they will be delayed.

## Agents Disclaimer

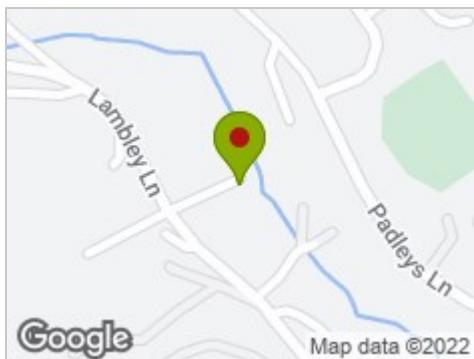
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## Anti Money Laundering Regulations

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



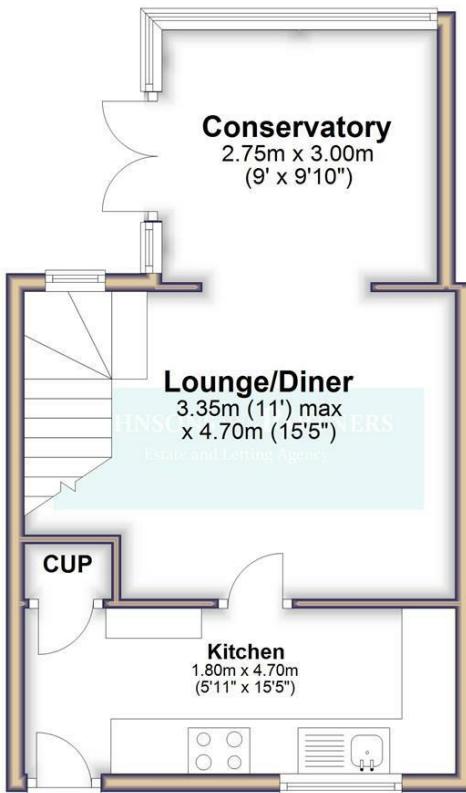
## Terrain Map



## Floor Plan

### Ground Floor

Approx. 33.2 sq. metres (357.7 sq. feet)



### First Floor

Approx. 24.9 sq. metres (267.6 sq. feet)

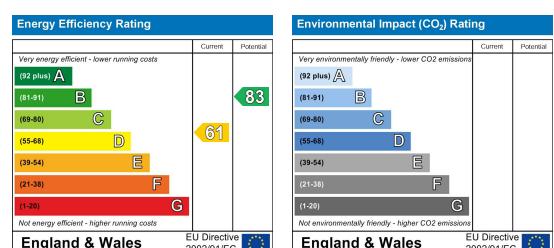


Total area: approx. 58.1 sq. metres (625.2 sq. feet)

## 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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