

# JOHNSONS & PARTNERS

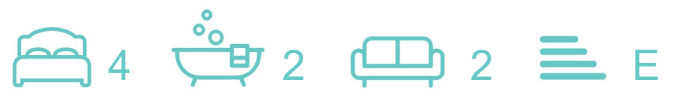
Estate and Letting Agency



**14 ST. HELENS GROVE, BURTON JOYCE**

NOTTINGHAM, NG14 5AP

**PRICE RANGE £395,000**





# 14 ST. HELENS GROVE

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PRICE RANGE: £395,000 - £425,000

Centrally located and offering amazing potential to create a bespoke family home, this detached property set within mature gardens and a generous plot is now available to view by appointment only.

With no upward chain and flexible accommodation, this property is likely to appeal to a wide variety of purchasers, each with different visions and ideas of how to make the property their own dream home.

Offering accommodation over two floors we have, in brief, to the ground floor and entrance hallway with staircase to the first floor. From the hallway you can access the open plan living / dining room, the rear utility room, cloakroom and the integral garage. The living room gives access to the kitchen and also the conservatory which is situated to the front of the property overlooking the front garden. An extension to the living room has provided a small annex area which comprises a hallway, bedroom and en-suite.

To the first floor there are three bedrooms and a family bathroom.

Outside there is a driveway offering parking for a number of vehicles as well as giving access to the garage. The gardens front and rear, are well established and generous.

Burton Joyce is a sought after Trentside village with good transport links, local amenities and popular schools.

Viewings are strictly by appointment only.

#### Entrance Hallway

#### Living Room

21'3" x 21'9" (max) (6.5 x 6.63 (max))

#### Conservatory

7'4" x 10'9" (2.24 x 3.28)

#### Kitchen

8'10" x 9'0" (2.71 x 2.76)

#### Utility

12'4" x 8'9" (3.78 x 2.67)

#### WC

#### Ground Floor Bedroom Four / Annex

10'7" (max) x 17'4" (3.23 (max) x 5.30)

#### En-Suite

5'8" x 8'4" (1.73 x 2.56)

#### First Floor Landing

#### Bedroom Two

7'8" x 7'6" (2.34 x 2.31)

#### Bedroom Three

7'6" x 5'7" (2.30 x 1.71)

#### Bedroom One

10'7" x 7'11" (3.24 x 2.42)

#### Bathroom

7'8" x 4'11" (2.34 x 1.50)

#### Garage

19'3" x 11'10" (5.89 x 3.62)

#### Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Council – Tax Band F

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.

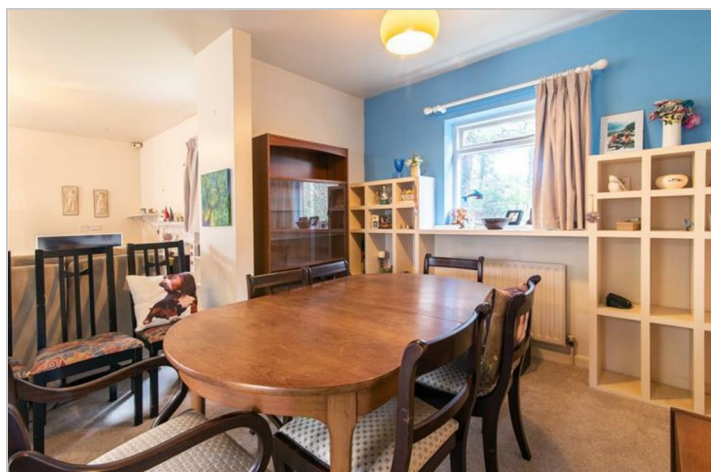
The vendor has advised the following:

Property Tenure is Freehold

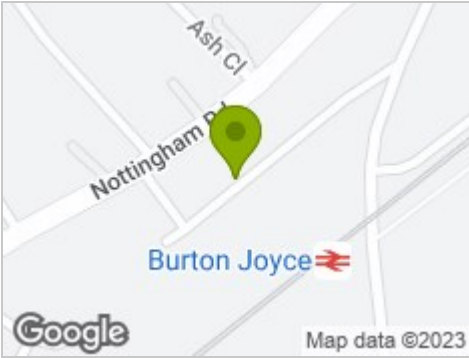
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



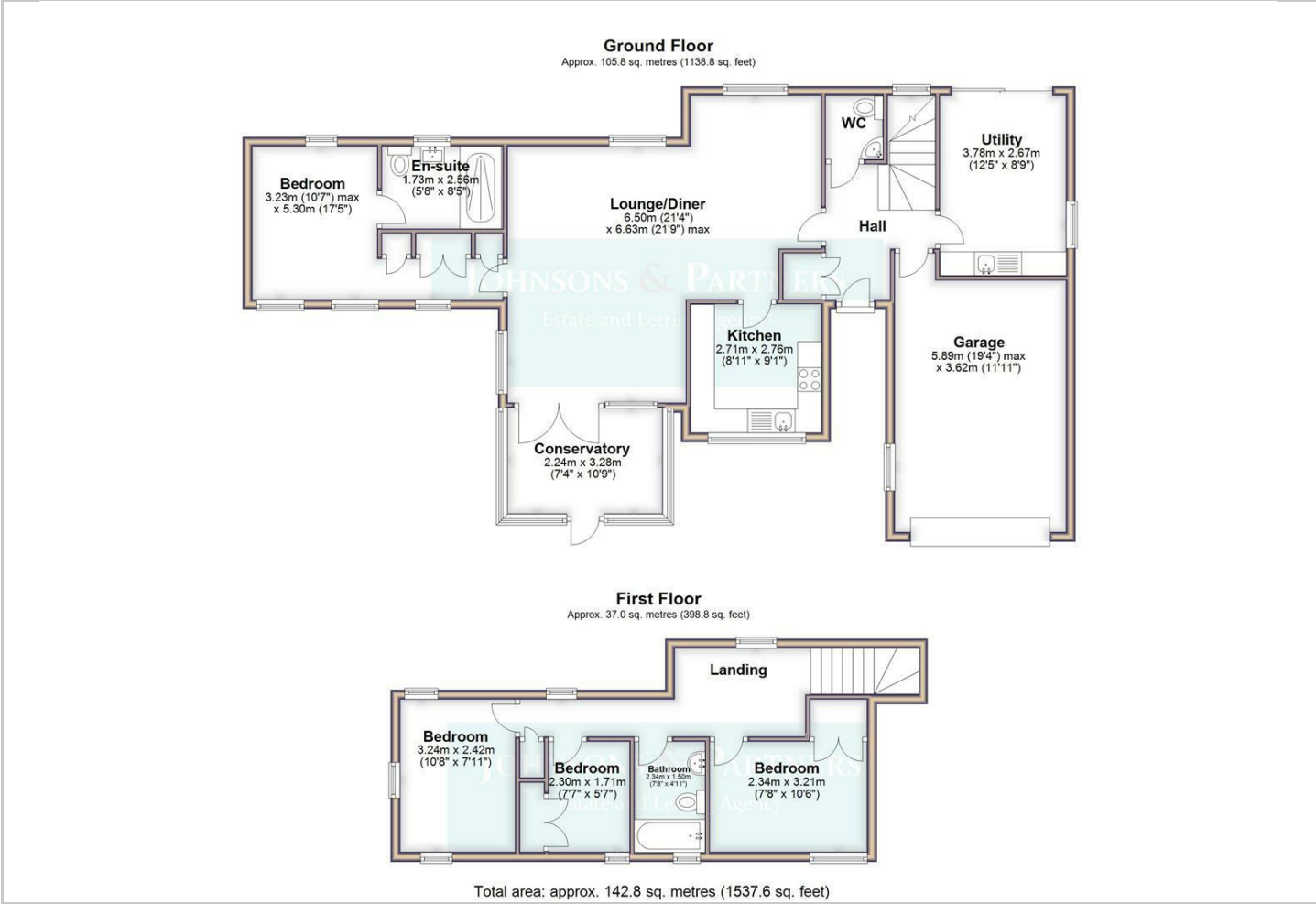
Hybrid Map



Terrain Map



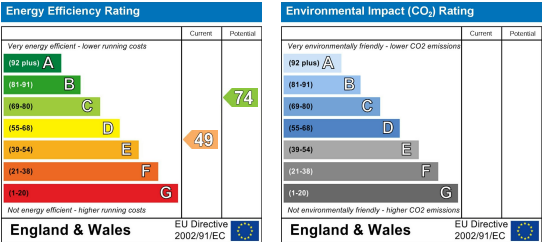
Floor Plan



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.