

JOHNSONS & PARTNERS

Estate and Letting Agency



14 BROOKLYN AVENUE, BURTON JOYCE

NOTTINGHAM, NG14 5BJ

£275,000



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Nestled in the charming environs of Burton Joyce, this delightful two-bedroom period end cottage presents a rare opportunity to acquire a slice of village life on Brooklyn Avenue, Lambley Lane.

Expertly combining character features with modern comforts, this home is a testament to tasteful refurbishment, offering a beautiful abode for a variety of discerning buyers. The heart of the residence is the the cosy living room which exudes warmth and character, featuring a cast iron, dual fuel burner, creating an inviting atmosphere for relaxation and social gatherings. The space flows seamlessly into the light and airy conservatory, which opens out to the rear garden, inviting the outdoors in and providing an idyllic setting for quiet contemplation or entertaining guests.

The modern kitchen, boasting integrated appliances including an oven, hob, fridge, freezer, and an automatic washing machine, ensures culinary exploits are both enjoyable and convenient.

Upstairs, two well-appointed bedrooms and a modern bathroom with a crisp white suite complete the interior layout. Externally, the property excels with a quaint courtyard-style front garden with gated pedestrian access and a picturesque rear garden, offering a blend of seating areas, lawn, and vibrant planted spaces.

Burton Joyce is highly sought after, replete with amenities including schools, shops, pubs, and rail connections, not to mention the scenic country and riverside walks it affords.

Don't miss the chance to experience this exceptional property and its enchanting surroundings. To fully appreciate what this home and its location have to offer, arrange your personal viewing appointment today.

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.

Agents Disclaimer

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

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.

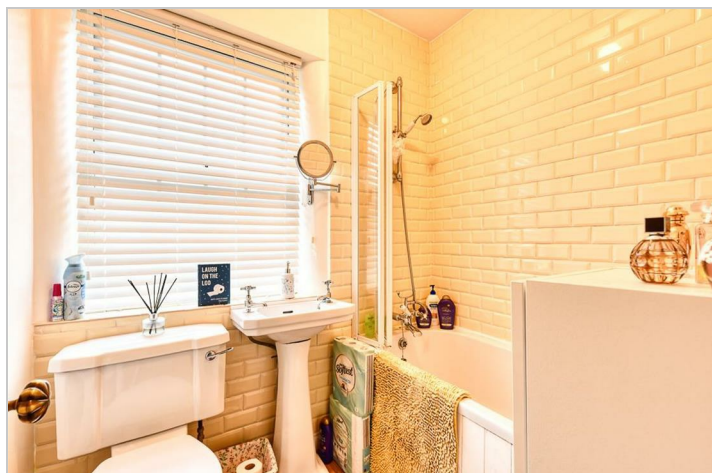
The vendor has advised the following:

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



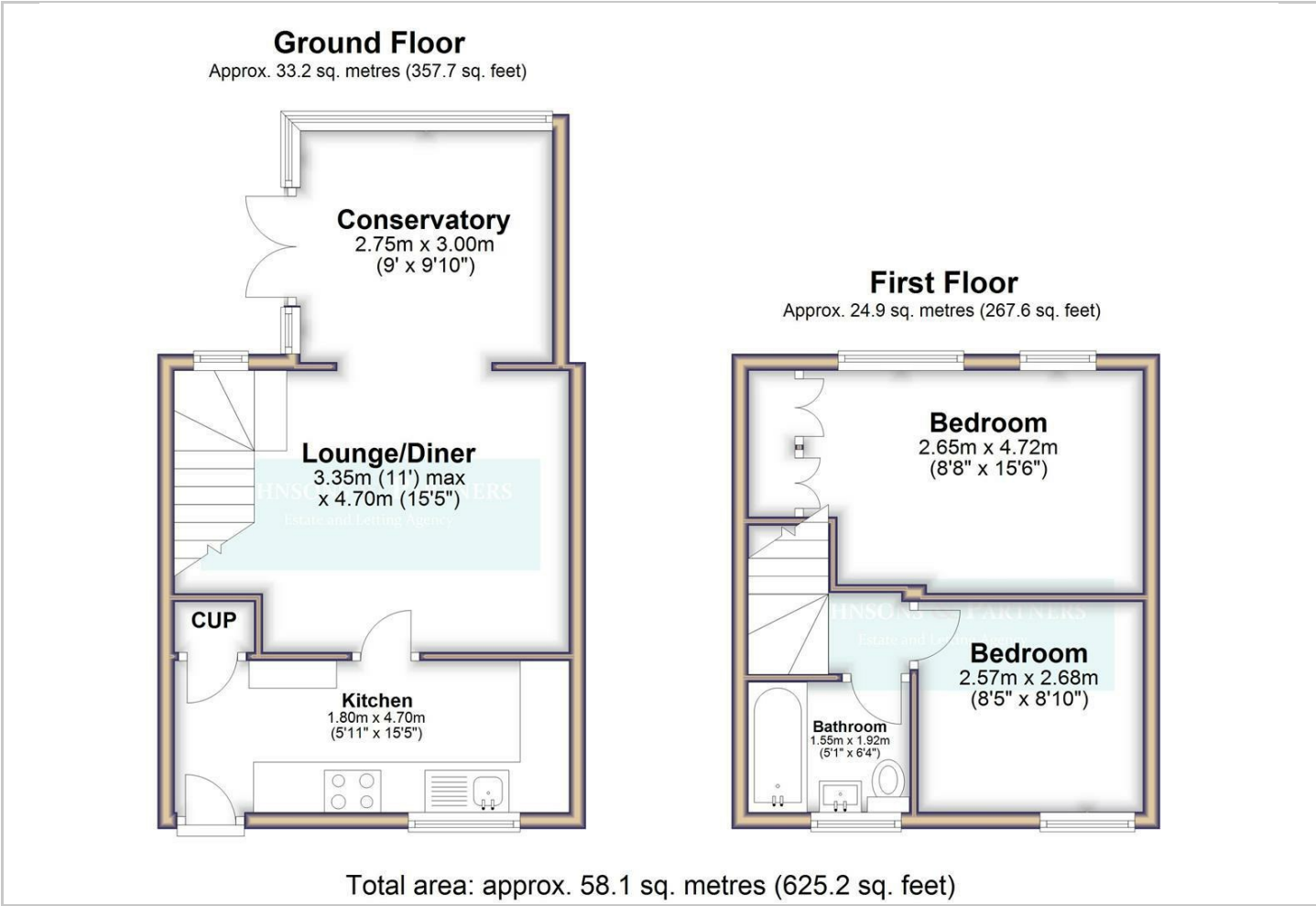
Hybrid Map



Terrain Map



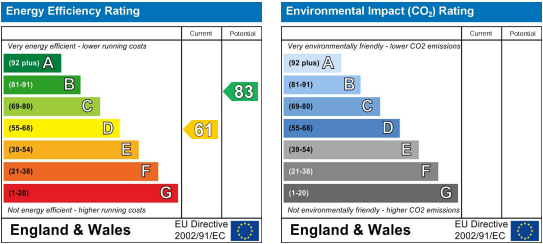
Floor Plan



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.