

# JOHNSONS & PARTNERS

Estate and Letting Agency



**8 BULCOTE DRIVE, BURTON JOYCE**

NOTTINGHAM, NG14 5AX

**GUIDE PRICE £275,000**





# 8 BULCOTE DRIVE

BURTON JOYCE, NOTTINGHAM, NG14 5AX

**GUIDE PRICE £275,000**



A well presented, two double bedroom, detached bungalow; that comes to the market with the added incentive, for prospective buyers of having 'no upward chain'. This will help to simplify the whole buying process. The property is in a sought after location on a level plot with a sunny aspect to the rear. Burton Joyce offers many amenities including shops, great places to dine out, schools and recreational facilities with lovely country and riverside walks close by. There are also good public transport links which include rail.

In brief the double glazed and centrally heated accommodation comprises reception hallway, good sized lounge dining room with doors out to the rear garden, kitchen, two double bedrooms and modern shower room. To the outside there is a garden and driveway to the front; with double gates leading to the low maintenance rear garden that enjoys a sunny aspect.

This bungalow is ready to be viewed immediately; and has so much to offer the new owners. With so many positive attributes; we recommend that you book your viewing appointment without delay.

### Reception Hallway

### Lounge/Dining Room

21' x 11'11" maximum (6.40m x 3.63m maximum)

### Kitchen

11'1" x 7'4" (3.38m x 2.24m)

### Bedroom One

13' into bay x 11' (3.96m into bay x 3.35m)

### Bedroom Two

11'10" x 9'7" (3.61m x 2.92m)

### Shower Room

7'4" x 6'3" (2.24m x 1.91m)

### Gardens

There are low maintenance garden to both the front and rear with the rear garden enjoying a sunny aspect and access through double gates

### Agents Notes

Please note that a member of staff working at Johnsons & Partners is related to the sale of this property.

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.



Road Map



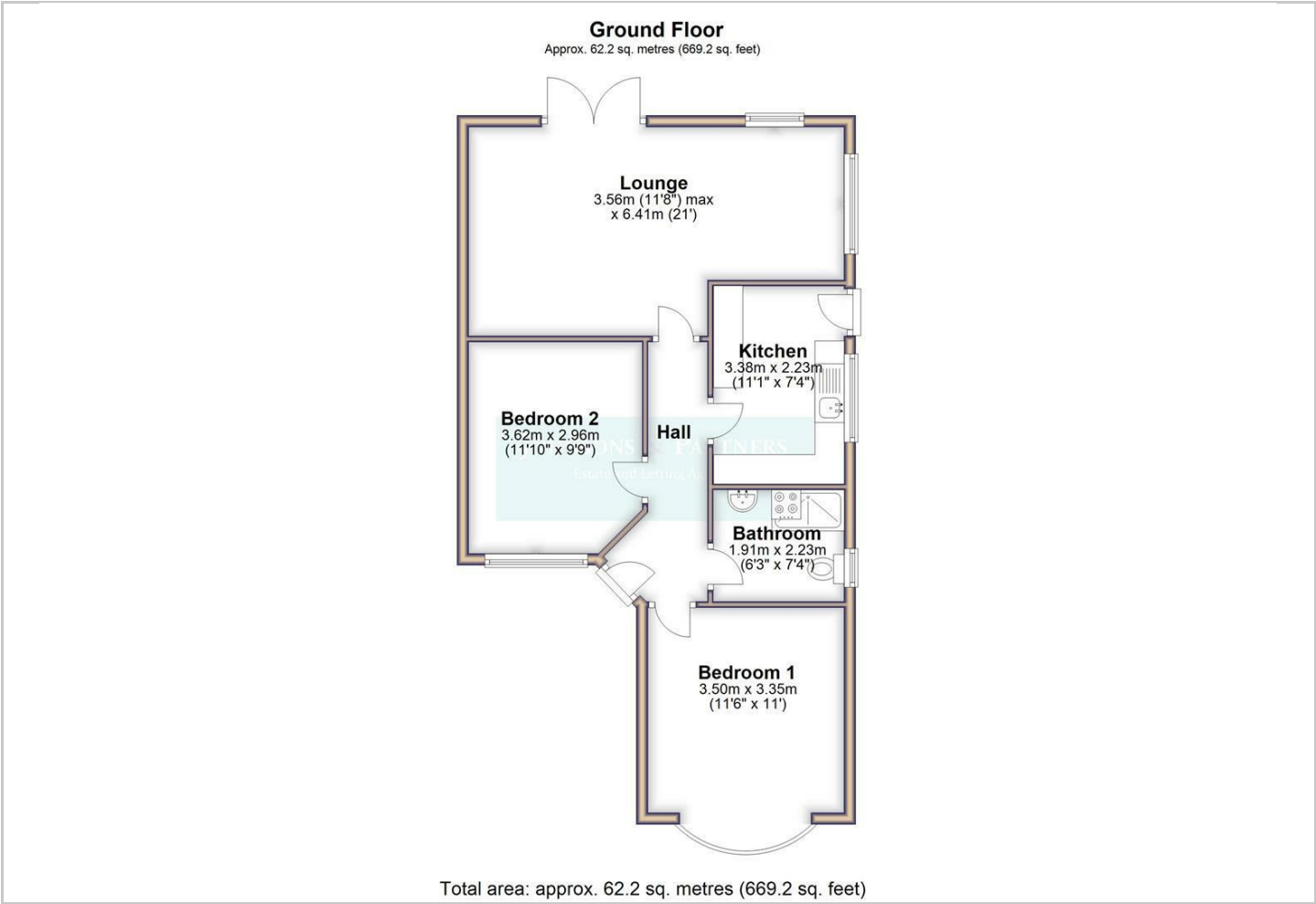
Hybrid Map



Terrain Map



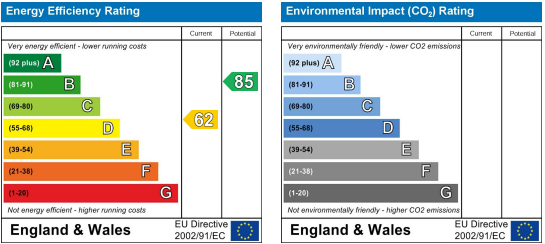
Floor Plan



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.