

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 15 CARNARVON DRIVE, BURTON JOYCE

NOTTINGHAM, NG14 5ER

OFFERS OVER £275,000



# 15 CARNARVON DRIVE

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An excellent opportunity to purchase a three bedroom, semi detached property; that offers excellent scope to modernise and 'make your own'. The property comes to the market with 'no upward chain' which helps to simplify the whole process of buying. Centrally located the property is close to all of the excellent amenities Burton Joyce has to offer; including shops, schools, recreational facilities and great places to dine out, with lovely country and riverside walks close at hand.

In brief, the accommodation comprises reception hallway, lounge, breakfast kitchen, rear porch and store. First floor landing, three bedrooms and bathroom. To the outside, there is a front garden and driveway providing off road parking. To the rear is a good sized garden and brick outbuilding.

We strongly recommend an internal viewing in order to fully appreciate all this property has to offer. Contact us now to book your personal viewing appointment.

Reception Hallway  
5'10 x 5' (1.78m x 1.52m)

Lounge  
15'1 x 14' (4.60m x 4.27m)

Kitchen  
11'4 x 10' (3.45m x 3.05m)

Rear Porch & Store

First Floor Landing

Bedroom One  
12'5 x 10'11 (3.78m x 3.33m)

Bedroom Two  
10'10 x 10'1 (3.30m x 3.07m)

Bedroom Three  
9'3 x 7'2 (2.82m x 2.18m)

Bathroom  
7'1 x 6'10 (2.16m x 2.08m)

Outside

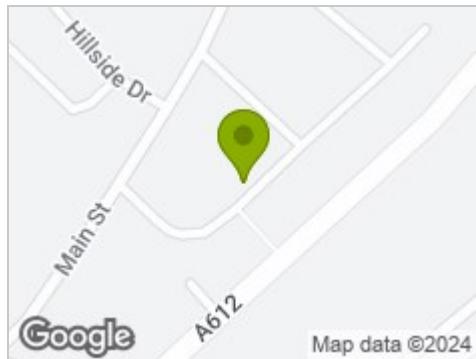
Front Garden & Driveway

Good Sized Rear Garden

Brick Outbuilding



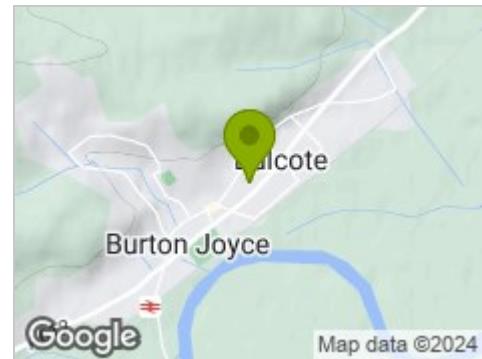
## Road Map



## Hybrid Map



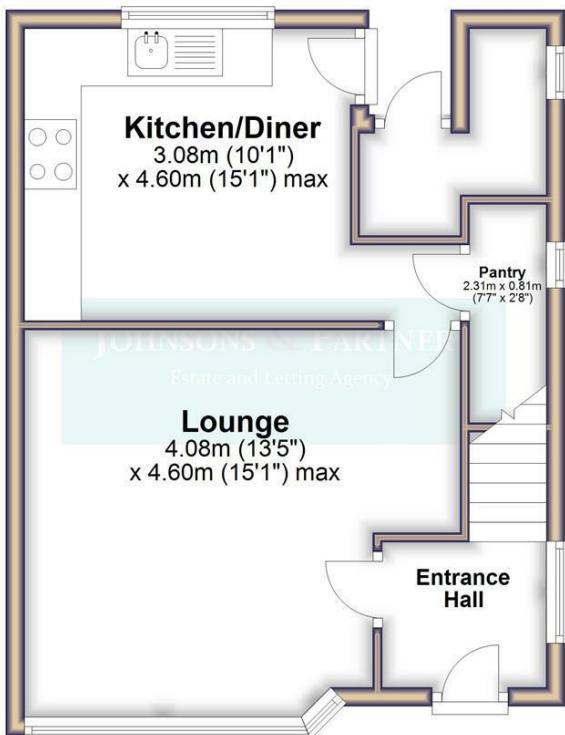
## Terrain Map



## Floor Plan

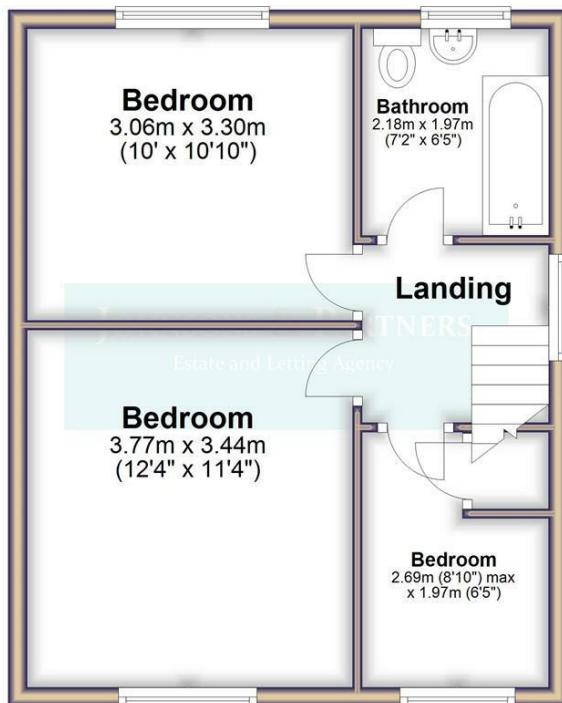
### Ground Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



### First Floor

Approx. 37.7 sq. metres (405.7 sq. feet)

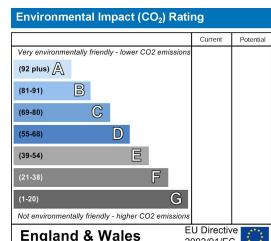
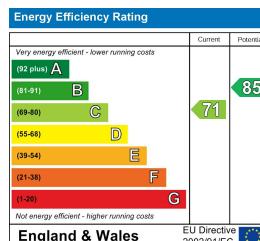


Total area: approx. 75.6 sq. metres (813.3 sq. feet)

## 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



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.