

JOHNSONS & PARTNERS

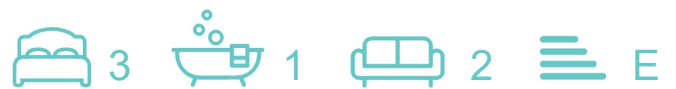
Estate and Letting Agency



7 SHELFORD CRESCENT, BURTON JOYCE

NOTTINGHAM, NG14 5GH

£340,000



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For Sale with No Chain | Three Bedroom Detached Home | Well Presented Throughout | Driveway for Two Cars | Spacious Living Room | Close to Local Amenities and Transport Links | Viewings Advised |

Positioned at the end of a quiet cul-de-sac on Shelford Crescent, Burton Joyce, this attractive three-bedroom detached house is a superb opportunity for a variety of buyers seeking a comfortable and convenient lifestyle. The property boasts excellent kerb appeal, with off-street parking for two vehicles and a side garage offering valuable storage or workshop space.

Step inside to a welcoming entrance hallway complete with a built-in cloaks cupboard, ideal for family living. The spacious open-plan living room features a charming bay window, a remote-controlled electric fire for cosy evenings, and elegant French doors that open directly onto a beautifully maintained rear garden. This outdoor space, with its lush lawn and inviting patio area, is perfect for both relaxing and entertaining guests.

The modern kitchen is finished with sleek white cabinetry and quality fittings, including a gas hob, stainless steel extractor, integrated fridge-freezer, and space for an under-counter washing machine. A convenient guest WC with vanity unit completes the ground floor.

Upstairs, three well-proportioned bedrooms are complemented by a stylish four-piece bathroom, featuring both a bath and separate shower cubicle.

Situated in the highly sought-after village of Burton Joyce, the home enjoys close proximity to local amenities, reputable schools, and excellent transport links to Nottingham city centre. Offered with no upward chain, this delightful property combines peaceful village living with easy access to urban conveniences—ready to welcome its new owners.

Entrance Hallway

Living Room

13'7" x 11'2" (4.16 x 3.42)

Dining Room

13'6" x 11'2" (4.13 x 3.42)

Kitchen

15'1" x 6'10" (4.60 x 2.10)

First Floor Landing

Bedroom One

13'17 5/10" x 11'3" (4016 x 3.43)

Bedroom Two

13'6" x 11'3" (4.12 x 3.43)

Bedroom Three

9'4" x 6'10" (2.87 x 2.09)

Bathroom

9'11" x 6'10" (3.04 x 2.09)

Garage

18'2" x 6'10" (5.55 x 2.09)

Driveway and Garden

Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Agents Disclaimer

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

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

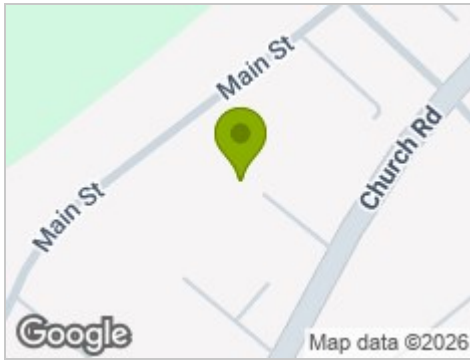
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



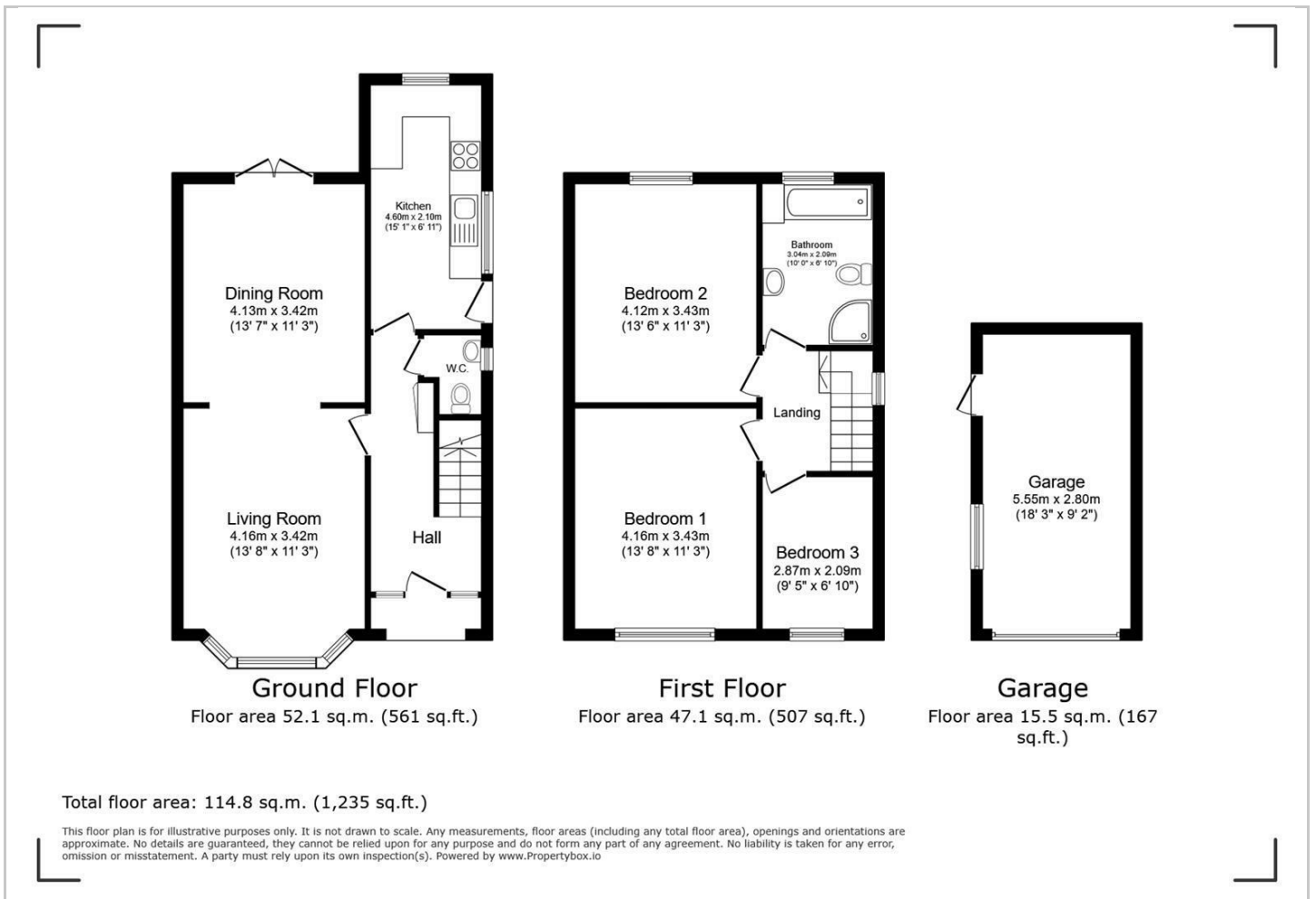
Hybrid Map



Terrain Map



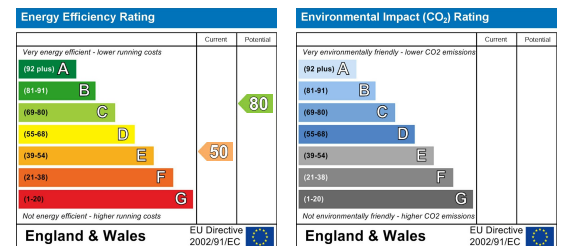
Floor Plan



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.