

JOHNSONS & PARTNERS

Estate and Letting Agency



24 BULCOTE DRIVE, BURTON JOYCE

NOTTINGHAM, NG14 5AX

GUIDE PRICE £275,000



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DETACHED BUNGALOW WITH NO UPWARD CHAIN -

Guide Price - £275,000 - £295,000 . - This detached bungalow has been well cared for by the current owner resulting in a beautiful home, ready for occupation. Offering well-presented accommodation with the added benefit of uPVC double glazing and central heating.

Comprising, in brief; entrance hallway, living room with glazed uPVC door to the garden, two double bedrooms, bathroom suite and a kitchen with sleek wood effect style units.

Outside to the rear there is an enclosed and private garden and a detached garage. The garden offers a good degree of privacy and has been well maintained and has the added benefit of a patio. To the front there is a pretty front garden along with off road parking.

The village of Burton Joyce has plentiful amenities which include a Co-op, a Boots Pharmacy, doctors' and dentists' surgeries There are a number of places to eat and great transport links to both Nottingham City Centre and the Minster Town of Southwell.

The property is being sold with no upward chain & viewings strictly by appointment via our Burton Joyce office.

Entrance Porch

Entrance Hallway

Living Room

10 x 14'11 (3.05m x 4.55m)

Kitchen

10 x 10 (3.05m x 3.05m)

Bedroom One

14 x 10'11 (4.27m x 3.33m)

Bedroom Two

10 x 11'11 (3.05m x 3.63m)

Bathroom

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

Store Room

3 x 5'1 (0.91m x 1.55m)

Garage

17'11 x 9 (5.46m x 2.74m)

Driveway and Rear Garden

Agents Disclaimer

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.

Agents Notes

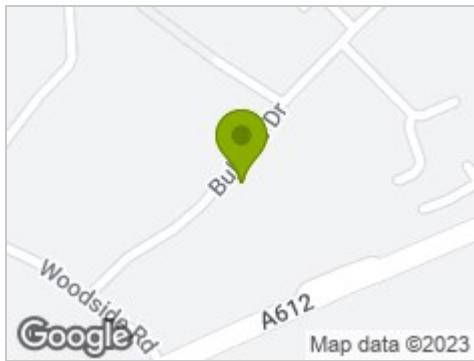
Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract. The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as exact measurements and potential interested parties are advised to re-check the measurements for accuracy.

Anti Money Laundering Regulations

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Johnsons and Partners instructing solicitors in the purchase or the sale of a property.



Road Map



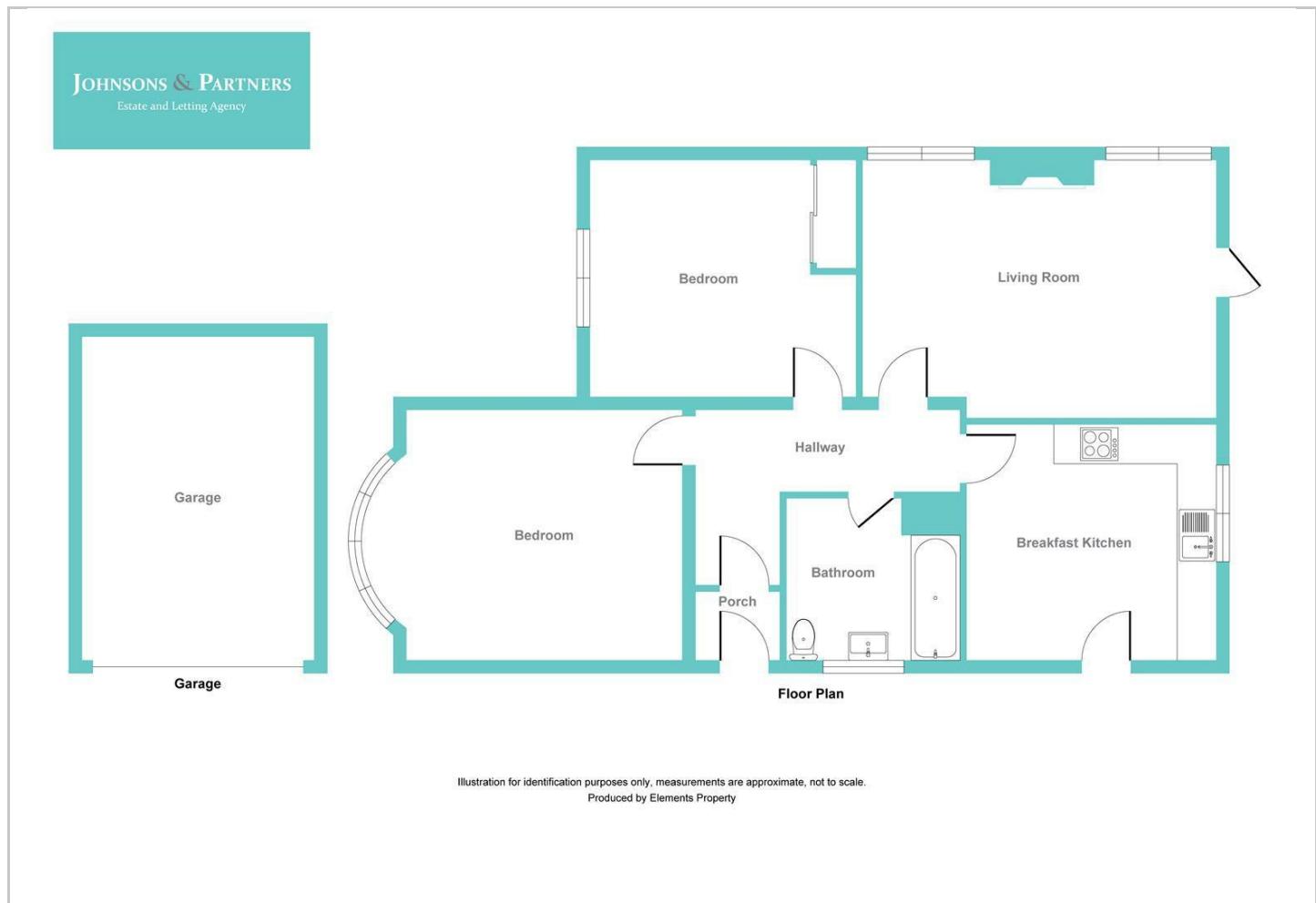
Hybrid Map



Terrain Map



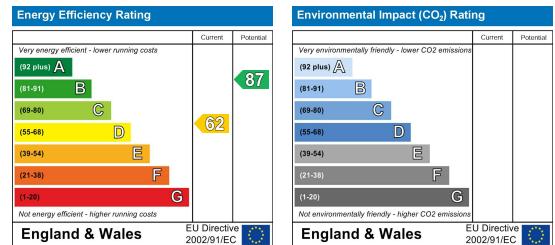
Floor Plan



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



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