

JOHNSONS & PARTNERS

Estate and Letting Agency



1 PARK AVENUE, BURTON JOYCE

NOTTINGHAM, NG14 5AF

GUIDE PRICE £275,000



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GUIDE PRICE £275,000 - £300,00 - What an opportunity!

A three bedroom, detached, home within a couple of minutes walk to the centre of this extremely popular village. The property comes to the market with the added incentive of having 'no upward chain' which helps to simplify the whole buying process. Burton Joyce has a wealth of 'family friendly' amenities which include shops, popular schools, recreational facilities, great places to dine out and regular public transport services, including rail. We mustn't forget the beautiful, riverside walks which are again, literally on your doorstep.

In brief, the accommodation comprises reception hallway, lounge, separate dining room and kitchen to the ground floor. To the first floor, there are three good sized bedrooms, family bathroom and separate WC. To the outside, there is a garden and driveway to the front which will accommodate multiple vehicles. To the rear is a private garden.

This property offers great scope and potential and as such; an internal viewing is most strongly recommended. Contact us now to book your personal viewing appointment.

Entrance Hallway

Living Room

10'1 x 11'11 (3.07m x 3.63m)

Dining Room

12'11 x 11'11 (3.94m x 3.63m)

Kitchen

12'11 x 8 (3.94m x 2.44m)

Pantry

6 (max) x 3'11 (1.83m (max) x 1.19m)

First Floor Landing

Bedroom One

12'11 x 11'11 (3.94m x 3.63m)

Bedroom Two

9'1 x 11'11 (2.77m x 3.63m)

Bedroom Three

10 x 8 (3.05m x 2.44m)

Bathroom

6 x 7'11 (max) (1.83m x 2.41m (max))

Toilet/WC

4'11 x 2'1 (1.50m x 0.64m)

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.

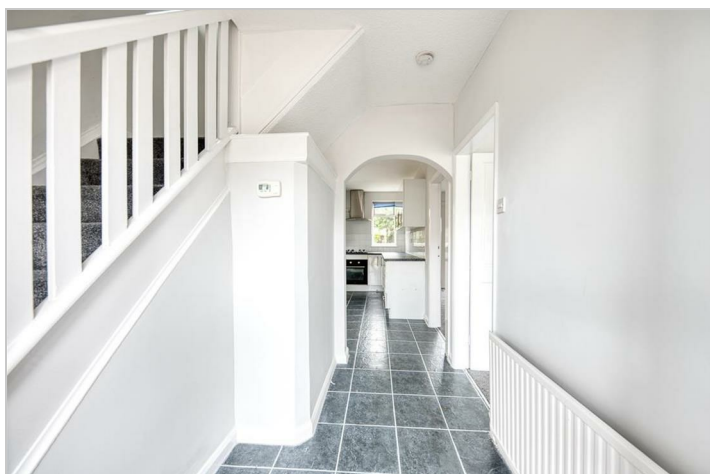
The vendor has advised the following:

Property Tenure is [Freehold or Leasehold]

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



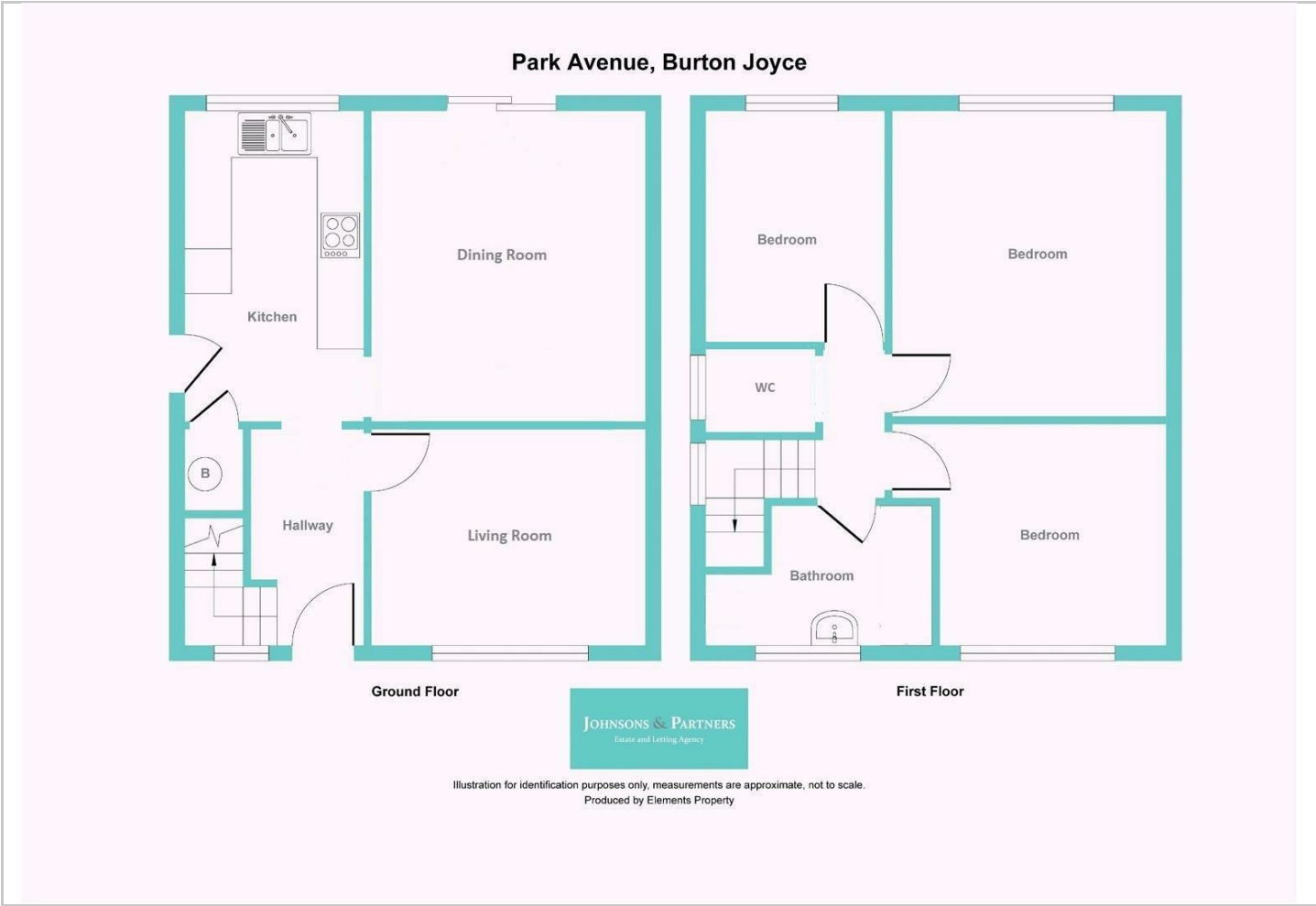
Hybrid Map



Terrain Map



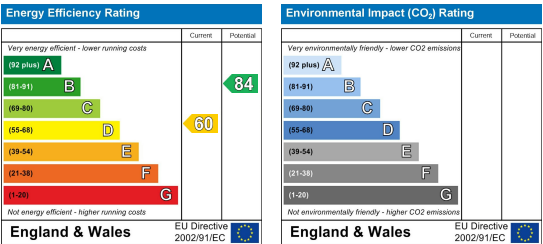
Floor Plan



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.