

JOHNSONS & PARTNERS

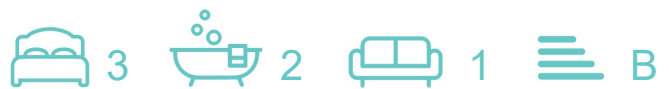
Estate and Letting Agency



68 KINGFISHER ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5HP

OFFERS OVER £235,000



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Three Bedrooms | Popular Location | Close to Local Amenities | Dining Kitchen | En-Suite | Immaculately Presented Throughout | Cul-de-sac Location |

Nestled within the charming and sought-after neighbourhood of Burton Joyce/Stoke Bardolph, this delightful end townhouse offers an exquisite opportunity for families and first-time buyers eager to lay roots in Nottinghamshire. Offering a blend of modern living and convenience, the residence boasts a warm and inviting ambience that is immediately felt upon entering.

A stylish living room serves as the heart of the home, providing the perfect space for relaxation and family gatherings. The ground floor also features a practical WC, adding to the ease of everyday living. At the rear, the dining kitchen emerges as a bright and airy hub, complete with ample space for culinary endeavours and dining alike, all while enjoying views of the tranquil rear garden.

Ascending the staircase, the upper floor reveal three well-proportioned bedrooms, each one fashioned to create a restful haven. A contemporary family bathroom complements the living quarters, furnished with tasteful fixtures and fittings.

Outside, the property benefits from a delightful rear garden, an ideal retreat for alfresco dining, children's play or simply basking in the peaceful surrounds. The townhouse also accommodates a parking space, alleviating any concerns about vehicle storage.

This family-friendly locale is especially attractive, given its proximity to local amenities, including shops, schools, and green spaces. Additionally, excellent transport links are within easy reach, ensuring effortless commutes and travel.

For those seeking a harmonious blend of style, space, and location, this townhouse is a true gem within Nottinghamshire's property market.

Entrance Hallway

Living Room

14'3" x 12'1" (4.35 x 3.69)

Dining Kitchen

15'1" x 8'9" (4.62 x 2.68)

WC

First Floor Landing

Bedroom One

12'0" x 9'4" (3.67 x 2.85)

En-Suite

6'1" x 5'11" (1.86 x 1.81)

Bedroom Two

9'1" x 7'7" (2.78 x 2.32)

Bedroom Three

7'7" x 5'8" (2.32 x 1.75)

Family Bathroom

5'10" x 5'10" (1.80 x 1.80)

Agents Disclaimer

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

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



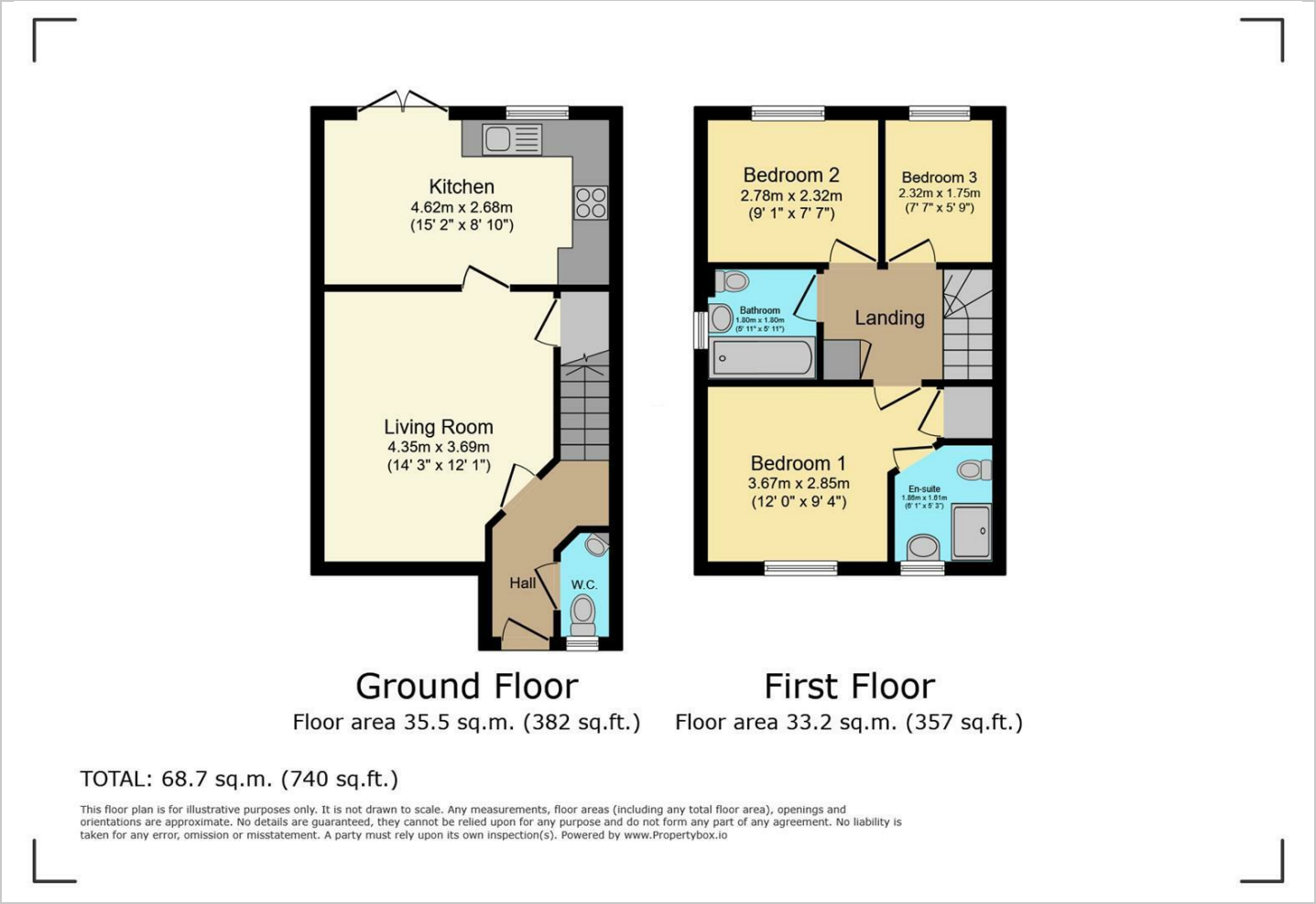
Hybrid Map



Terrain Map



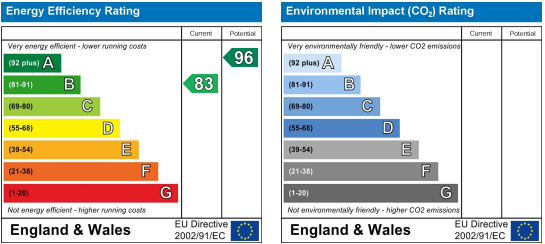
Floor Plan



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.