

JOHNSONS & PARTNERS

Estate and Letting Agency



3 BROOKSIDE COTTAGES, BURTON JOYCE

NOTTINGHAM, NG14 5DA

PRICE GUIDE £215,000



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GUIDE PRICE FROM £215,000 TO £225,000

Situated in a highly sought after location within the popular village of Burton Joyce this charming and well presented cottage is a must see for buyers as we anticipate a high level of interest.

Brookside Cottages are within walking distance of all the local amenities which makes the property a great choice for many types of buyers from first time buyers, investors and those possibly looking to downsize.

The property has a wealth of traditional features and is entered via a lovely sun room which in turn leads into the living room and onto the kitchen, located beyond the kitchen you will find the family bathroom.

The staircase leads to the first floor where there are two bedrooms.

Outside there is private parking and gardens to the front and rear.

Burton Joyce is much in demand due to its proximity to the River Trent, its amenities and its transport links. We advise an early viewing to appreciate all that is on offer.

Conservatory

10'10" x 7'2" (3.30 x 2.18)

Situated to the front of the property and giving access to the living room this part brick, part uPVC conservatory with radiator over looks the south facing front garden and provides a sunny and pleasant seating area.

Living Room

14'7" x 12'0" (4.45 x 3.66 (4.44 x 3.65))

With a wealth of traditional features including beamed ceilings, a beautiful inglenook fireplace along with a log burner. Radiator and TV point.

Kitchen

7'9" x 12'1" (2.36 x 3.68)

Fitted with a range of cream units with marble effect worktops. Original quarry tiled flooring, window to the side and stable door. Space for cooker and for a fridge freezer. There is an extractor, central heating Worcester Bosch combi boiler.

Utility Room

Understairs Utility area with plumbing for Washing Machine.

Bathroom

7'9" x 7'0" (2.36 x 2.13)

Fitted with a three piece contemporary suite which comprises a panelled bath with mixer shower over, low level WC, mounted circular wash hand basin, towel ladder radiator and uPVC double glazed windows. The bathroom has floor to ceiling tiles and tiled flooring.

Master Bedroom

14'7" x 12'0" (4.45 x 3.66 (4.44 x 3.65))

Entry via an original wooden door, this bedroom looks out onto the front of the property. The bedroom comprises of a large window, radiator and feature fireplace.

Bedroom

7'9" x 10'0" (2.36 x 3.05)

Entry via an original wooden door, this bedroom looks out onto the rear of the property. The bedroom comprises of a large window and radiator.

Outside:

Front garden

A well presented and maintained South facing cottage garden, with well established planting to the centre. Paved and gravel pathway around the central planting and a patio area adjacent to the conservatory. A small shed and wood store are nestled in the corner to the front of the garden.

Rear Garden

Tiered, walled garden with established planting and seating area to the top which overlooks the rear of the property.

Council Tax Band

A

EPC

D

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

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.



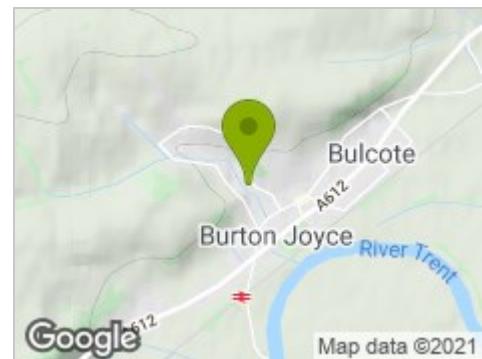
Road Map



Hybrid Map



Terrain Map



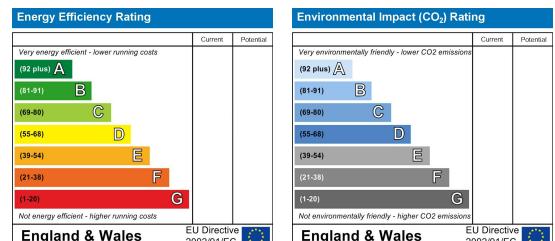
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.