

# JOHNSONS & PARTNERS

Estate and Letting Agency



**71 MAIN STREET, BURTON JOYCE**

NOTTINGHAM, NG14 5ED

**£350,000**



# 71 MAIN STREET

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For Sale with NO CHAIN | Three Bedroom Period Property | Original Features Throughout | Spacious Rear Garden | Central Village Location | Modern Kitchen | Close to Local Amenities & Transport Links |

**\*\*FULL MARKETING TO FOLLOW\*\***

A Charming Bay Fronted Victorian Home in the Heart of Burton Joyce

Situated in the heart of the ever-popular village of Burton Joyce, this beautifully presented bay-fronted Victorian home offers an abundance of character, charm and spacious accommodation arranged over three floors. Combining original period features with modern-day convenience, this attractive property presents an excellent opportunity for a wide range of buyers and is offered to the market with no upward chain.

Upon entering the property, you are welcomed into a spacious living room featuring a stunning original fireplace, high ceilings and attractive period detailing, creating a warm and inviting atmosphere. The separate dining room provides the perfect space for entertaining family and friends, whilst the modern fitted kitchen offers a practical and stylish space for everyday living.

The first floor hosts two well-proportioned bedrooms alongside a family bathroom, whilst the second floor reveals an impressive loft bedroom, providing versatile accommodation ideal as a principal bedroom, guest room or home office.

Externally, the property benefits from a generous rear garden, offering plenty of space to relax, entertain and enjoy outdoor living throughout the year.

Positioned just moments from Burton Joyce's excellent range of local amenities, shops, cafes, schools and transport links, including direct rail connections into Nottingham, the property also enjoys easy access to picturesque riverside walks and surrounding countryside.

Offered to the market with no upward chain, this characterful Victorian home must be viewed to fully appreciate the accommodation, charm and location on offer.

Viewings are highly recommended.

T: 0115 931 2020

Entrance Hallway  
Living Room  
Dining Room  
Kitchen  
First Floor Landing  
Bedroom One  
Bedroom Two  
Bathroom  
Second Floor  
Loft Bedroom  
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 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

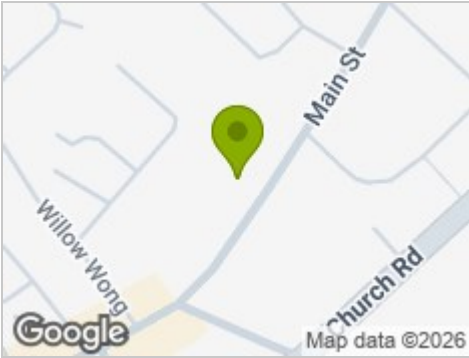
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



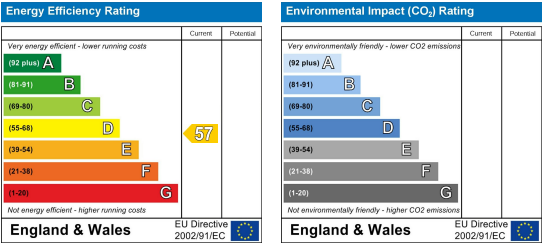
Floor Plan



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.