

JOHNSONS & PARTNERS

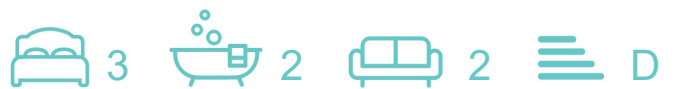
Estate and Letting Agency



62 CHURCH ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5GA

GUIDE PRICE £425,000



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Nestled in the charming village of Burton Joyce, Nottingham, this modern detached house on Church Road is a true gem waiting to be discovered. Boasting three bedrooms, this property offers a comfortable and spacious living space for you and your family.

Situated in a select cul-de-sac, this home is conveniently located close to the village centre, providing easy access to all amenities such as shops, schools, pubs, restaurants, and public transport links, including the nearby rail station. Imagine the convenience of having everything you need right at your doorstep!

One of the highlights of this property is its proximity to lovely riverside walks, perfect for those who enjoy a leisurely stroll or a morning run along the water's edge.

With a driveway and garage, parking will never be an issue for you or your guests. The ground floor WC and en suite in the principal bedroom add a touch of luxury and convenience to everyday living.

Step outside to the private rear garden, complete with a charming summer house. This outdoor space is ideal for hosting gatherings with friends and family or simply unwinding after a long day.

For those eager to explore this wonderful property further, an internal viewing is highly recommended. Don't miss out on the opportunity to make this house your home. Contact us now to arrange a viewing and take the first step towards owning your dream property in Burton Joyce.

Reception Hallway
4'7 x 3'10 (1.40m x 1.17m)

WC
4'4 x 3'10 (1.32m x 1.17m)

Lounge
14'4 x 10'5 (4.37m x 3.18m)

Dining Room
10'5 x 9'10 (3.18m x 3.00m)

Conservatory
10'2 x 9'10 (3.10m x 3.00m)

Kitchen
13'8 x 9' (4.17m x 2.74m)

First Floor Landing

Bedroom One
12'7 x 10'5 (3.84m x 3.18m)

En Suite
8'8 x 4'3 (2.64m x 1.30m)

Bedroom Two
10'5 x 9'9 (3.18m x 2.97m)

Bedroom Three
8'9 x 9'7 (2.67m x 2.92m)

Bathroom
6'8 x 5'6 (2.03m x 1.68m)

Outside

Gardens

Driveway & Garage
garage 16'7 x 9'2 (garage 5.05m x 2.79m)

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

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.



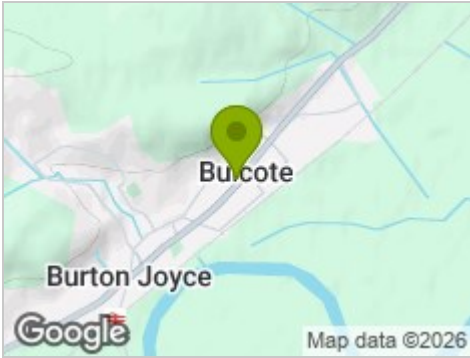
Road Map



Hybrid Map



Terrain Map



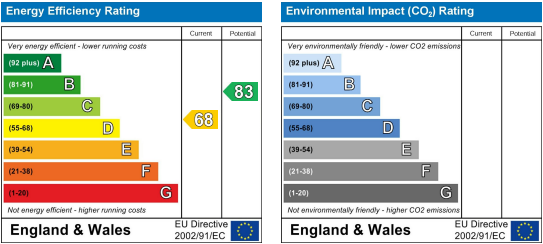
Floor Plan



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.