



Offers Over £340,000

Shelford Crescent, Burton Joyce, Nottingham NG14 5GH

EPC Rating E



Detached house located in cul de sac position with parking at the front, a garage at the side and lawn garden with patio to the rear.

In brief, the property spans two floors and comprises an entrance hallway with built in cloaks cupboard, open plan bay fronted living room with French doors to the rear garden and a remote control electric fire, marble hearth and surround. WC with wash hand basin within a vanity unit and white fitted kitchen with a fitted oven, gas hob, stainless steel extractor, integrated fridge freezer and under counter space for a washing machine.

To the first floor are three bedrooms and a four piece bathroom with a low level WC, pedestal wash hand basin bath and shower cubicle.

Burton Joyce is a sought after village location on the River Trent with both rail and direct bus routes into Nottingham City Centre. The village amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist, Dentist and a Primary School.

- Freehold
- Council Tax Band D

LIVING ROOM 15' 9" into bay x 11' 1" (4.8m x 3.38m)

DINING ROOM 13' 4" x 11' 3" (4.06m x 3.43m)

KITCHEN 15' 0" x 6' 10" (4.57m x 2.08m)

WC 5' 0" x 2' 7" (1.52m x 0.79m)

BEDROOM ONE 13' 7" x 11' 2" (4.14m x 3.4m)

BEDROOM TWO 13' 6" x 11' 2" (4.11m x 3.4m)

BDROOM THREE 9' 3" x 7' 0" (2.82m x 2.13m)

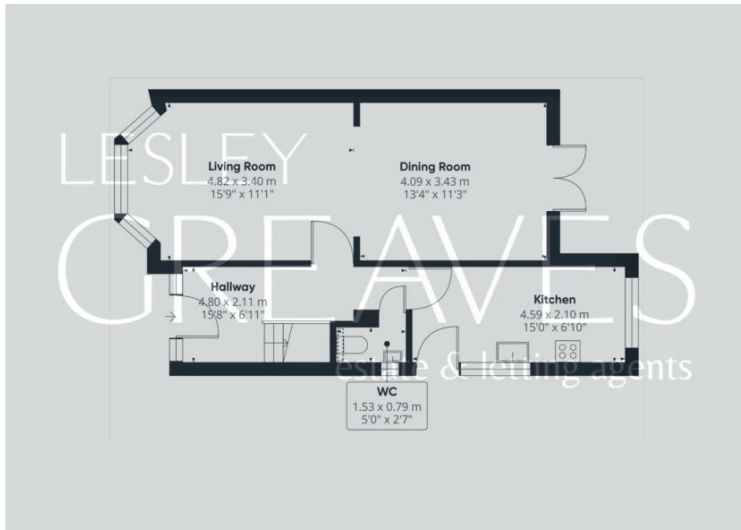
BATHROOM 10' 0" x 6' 11" (3.05m x 2.11m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		



# LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: D

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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