



102 Nottingham Road, Burton Joyce – NG14 5AT

Guide Price **£425,000**

DavidJames
the estate agent



102 Nottingham Road

Burton Joyce, Nottingham

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- Chalet-style detached home requires modernisation to personal taste
- Situated on a generous plot of approximately 0.42 acres
- Brimming with potential
- Popular village location in Burton Joyce
- A short distance from scenic walks along the River Trent, transport services and village pubs
- Lounge with an adjoining conservatory
- Kitchen with a further conservatory
- Three/four bedrooms
- Large lawned rear garden with a detached workshop outbuilding
- Driveway providing off-street parking for multiple vehicles









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

136 m²

1463.89 ft²

Reduced headroom

1.67 m²

17.98 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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