

JOHNSONS & PARTNERS

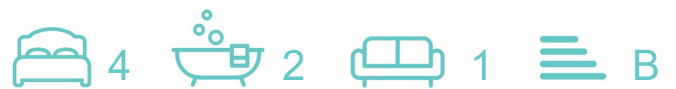
Estate and Letting Agency



49 MAGENTA WAY, BURTON JOYCE

NOTTINGHAM, NG14 5HH

OFFERS OVER £270,000



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A beautifully presented, three storey, four bedroom semi detached property located within this extremely popular and sought after, modern development. The property is close to an excellent range of 'family friendly' amenities which includes schools, excellent shopping, public transport links and recreational facilities.

In brief, the double glazed and centrally heated accommodation comprises open entrance porch, reception hallway, cloakroom with WC fitted dining kitchen and lounge with doors out to the enclosed and landscaped rear garden. From the first floor landing there are three good sized bedrooms and a family bathroom. Stairs lead up to the second floor landing where you will find the principal bedroom with an en suite shower room. Outside, there is a low maintenance frontage with a driveway for multiple vehicles and access to the garage. To the rear is an enclosed garden which has been landscaped with entertaining and relaxing in mind.

This new development is proving extremely popular, as are this particular house type with spacious accommodation over three floors. With this in mind we would most strongly recommend an internal viewing; in order to fully appreciate both the accommodation and location.

Contact us now to book your personal viewing appointment.

Entrance Hallway

Dining Kitchen

15'3" x 9'6" (4.66 x 2.90)

Living Room

10'2" x 16'7" (3.12 x 5.08)

WC

First Floor Landing

Bedroom Two

13'7" x 9'7" (4.15 x 2.93)

Bedroom Three

11'11" x 9'6" (3.65 x 2.90)

Bedroom Four

10'2" x 6'9" (3.12 x 2.08)

Family Bathroom

5'6" x 6'8" (1.70 x 2.04)

Second Floor Landing

Bedroom One

21'10" max x 13'3" max (6.66 max x 4.04 max)

En-Suite

5'8" x 8'0" (1.75 x 2.46)

Outside

Driveway, Garage and Rear Garden

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

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

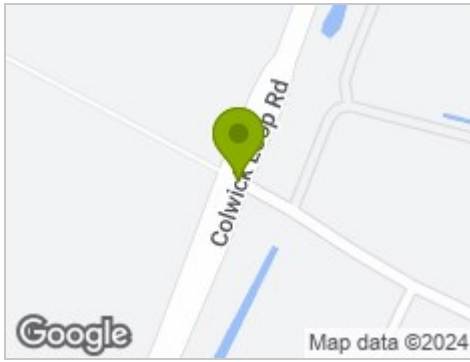
Agents Disclaimer: Johnsons and Partners, their clients and employees
1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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

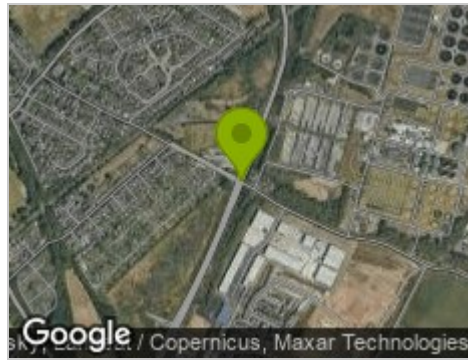
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



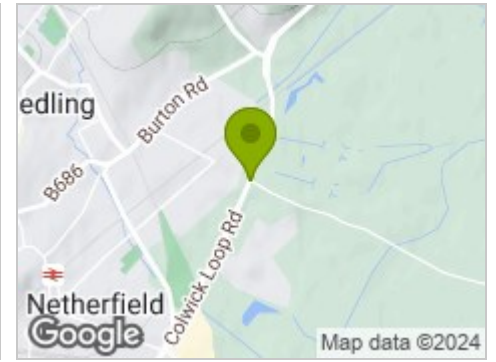
Road Map



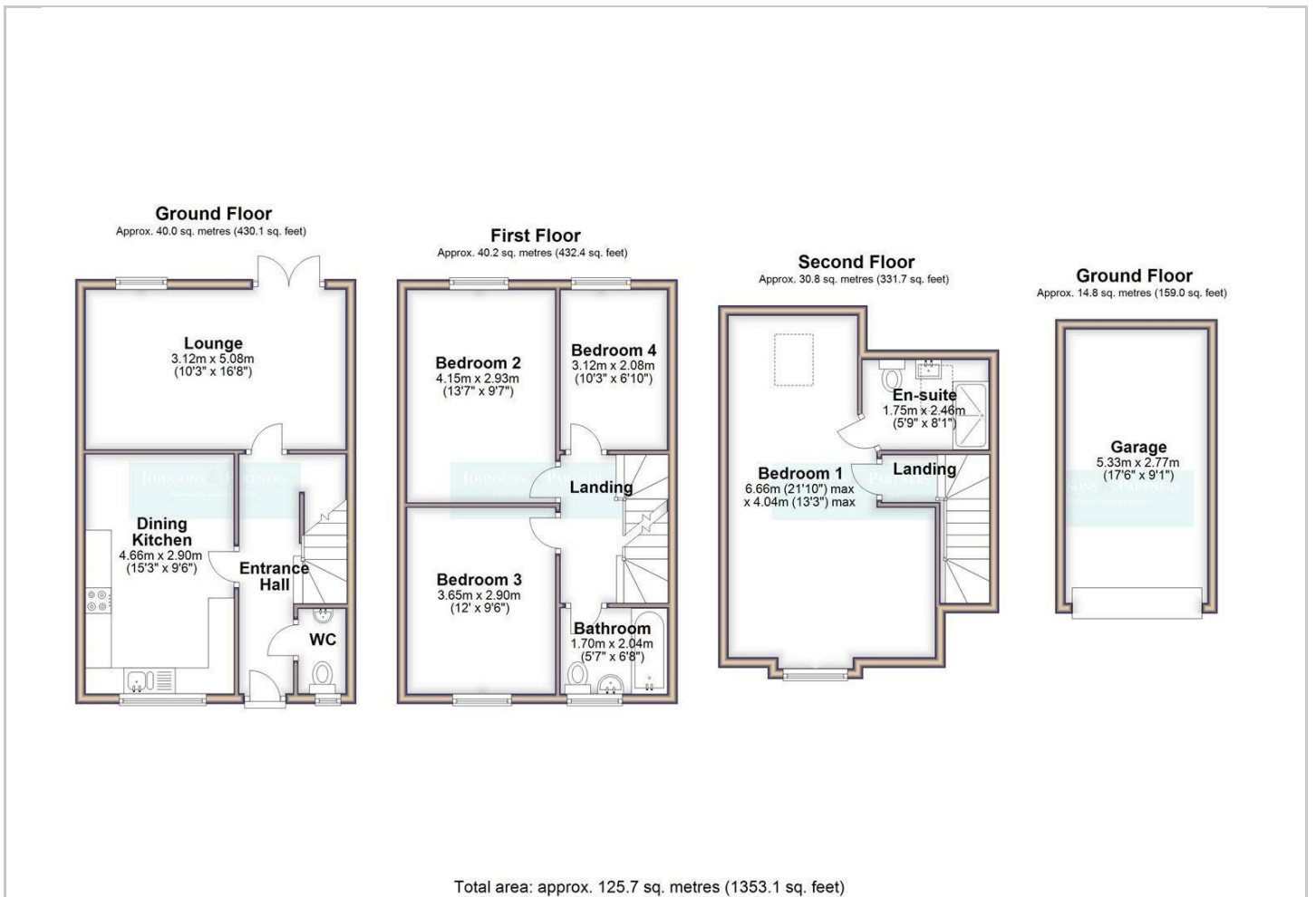
Hybrid Map



Terrain Map



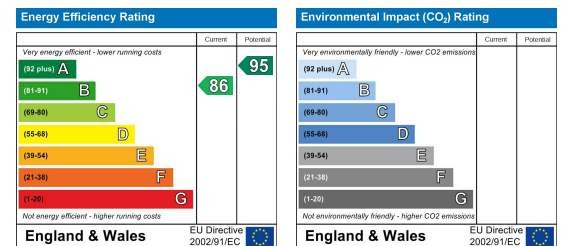
Floor Plan



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.