

# JOHNSONS & PARTNERS

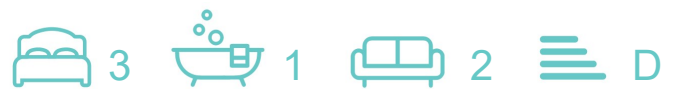
Estate and Letting Agency



**224 NOTTINGHAM ROAD, BURTON JOYCE**

NOTTINGHAM, NG14 5BD

**£365,000**



# 224 NOTTINGHAM ROAD

BURTON JOYCE, NOTTINGHAM, NG14 5BD

£365,000



A very well presented, single storey home enjoying a popular, elevated position close to a wide range of 'family friendly' amenities. The property is close to popular schools for children of all ages, is served by regular public transport services, there are a range of shops both in the village centre itself where you will also find a variety of lovely places to dine out, and the nearby Victoria and Teal parks retail sites. The rear garden has been thoughtfully landscaped and is tiered to allow the space to be enjoyed to the full; it affords the owners fantastic, far reaching views across the valley.

In brief, the double glazed and centrally heated accommodation comprises light and airy reception hallway which is a really good size, lounge, breakfast kitchen, conservatory, three good size bedrooms and a modern bathroom. There is also a basement which is accessed from outside the property and provides useful storage space and is home to the recently installed 'combi' boiler. To the outside there is a low maintenance garden and driveway and garage. The rear garden as described above is a delight and must be seen to be fully appreciated.

Contact us now to book your personal viewing appointment.

Reception Hallway  
11'2 x 9'9 (3.40m x 2.97m)

Lounge  
14' x 13'3 (4.27m x 4.04m)

Breakfast Kitchen  
13'10 x 10'4 (4.22m x 3.15m)

Conservatory  
13'4 x 6'10 (4.06m x 2.08m)

Bedroom One  
12'11 x 11'8 (3.94m x 3.56m)

Bedroom Two  
10'11 x 10'4 (3.33m x 3.15m)

Bedroom Three  
10'3 x 8'4 (3.12m x 2.54m)

Bathroom  
6'10 x 6' (2.08m x 1.83m)

Basement Store

Garage  
18'7 x 8'9 (5.66m x 2.67m)

Outside

Front Garden & Driveway

Landscaped Tiered Rear Garden With Views

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.

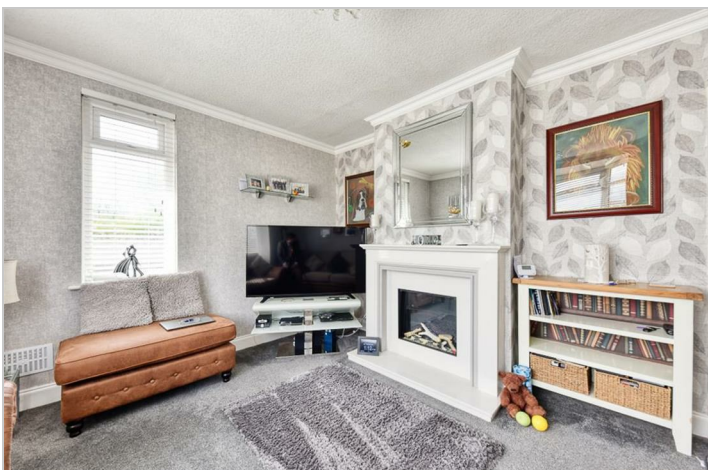
The vendor has advised the following:

Property Tenure is Freehold

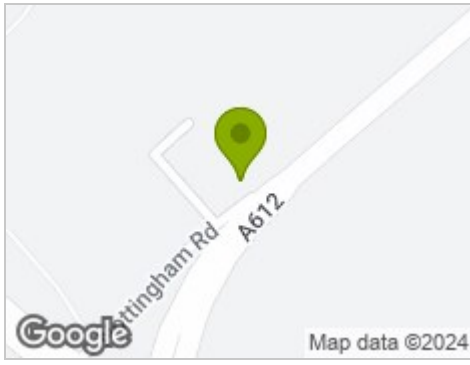
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



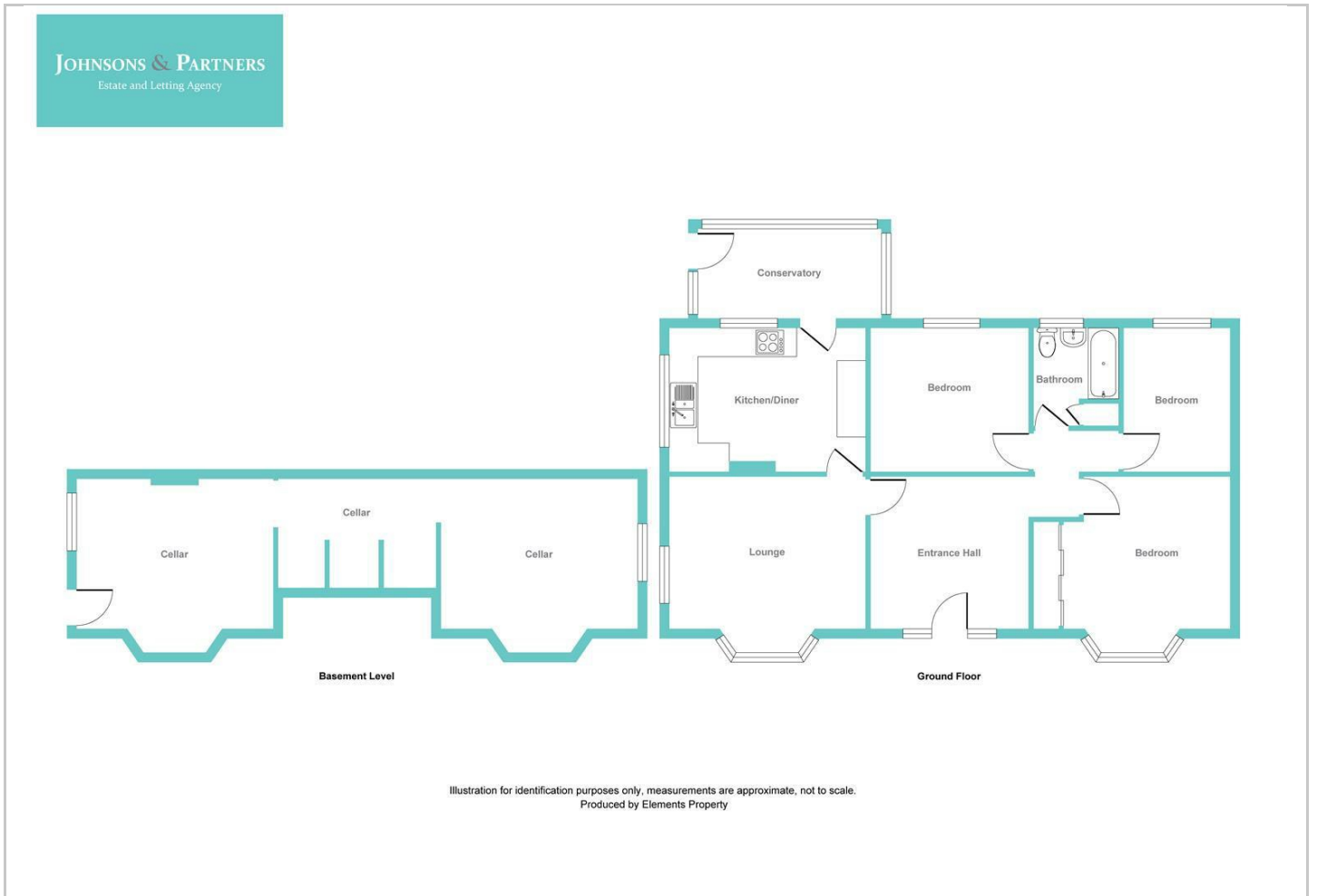
## Hybrid Map



## Terrain Map



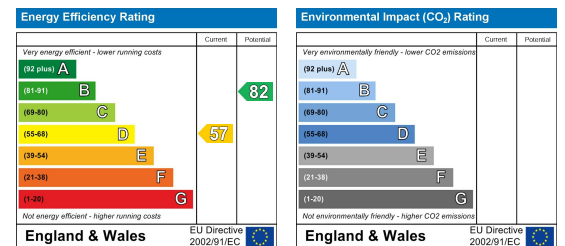
## Floor Plan



## 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.