

JOHNSONS & PARTNERS

Estate and Letting Agency



168 NOTTINGHAM ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5BD

OFFERS IN EXCESS OF £325,000



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New Photos to Follow | Three Bedroom Semi Detached | Extended | Open Plan Kitchen/Dining/Living | Additional Living Room | Modernised Throughout | |

Welcome to this charming semi-detached house in Burton Joyce. This property boasts two reception rooms, three bedrooms, and a beautifully presented interior that is sure to impress.

One of the standout features of this home is the thoughtful extension that has been added, providing extra space for you and your family to enjoy. The property also includes a well-maintained bathroom and a landscaped tiered rear garden, perfect for relaxing or entertaining guests.

Parking is always a premium, but with space for multiple vehicle off-road parking, you'll never have to worry about finding a place to park again.

Situated in a lovely area, this home offers far-reaching views that will take your breath away. Whether you're enjoying your morning coffee or unwinding after a long day, these views provide the perfect backdrop.

Overall, this property is a fantastic opportunity to own a home that is not only spacious and well-designed but also in a great location with easy access to amenities. Don't miss out on the chance to make this house your new home!

[Entrance Hallway](#)

[Living Room](#)

[WC](#)

[Utility Room](#)

[Open Plan Kitchen/Dining/Living](#)

[First Floor Landing](#)

[Bedroom One](#)

[Bedroom Two](#)

[Bedroom Three](#)

[Bathroom](#)

[Garage](#)

[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

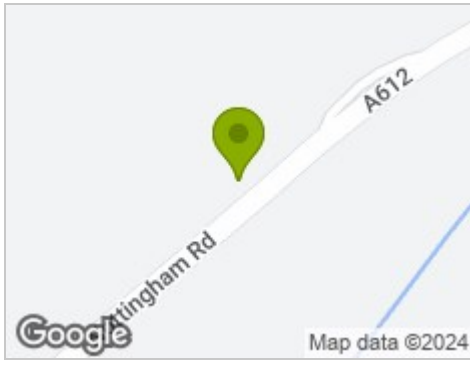
employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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



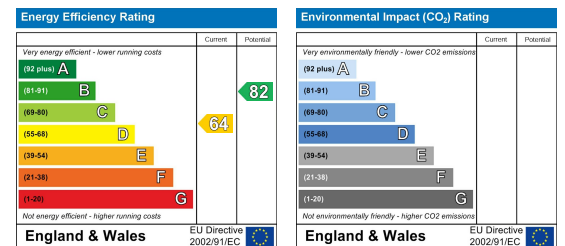
Floor Plan



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.