

JOHNSONS & PARTNERS

Estate and Letting Agency



25 CHURCH ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5GE

£325,000



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Nestled in the charming village of Burton Joyce, this delightful house offers a wonderful opportunity for the new owners. Boasting three generously sized bedrooms, this property provides versatile living spaces that can be tailored to suit your needs.

Situated on a double-width plot, this house features ample gardens perfect for enjoying the outdoors. With multiple off-road parking spaces, convenience is at your doorstep. The southerly aspect of the property ensures plenty of natural light throughout the day, creating a warm and inviting atmosphere.

The location of this house is truly unbeatable, being in close proximity to village amenities such as schools, shops, pubs, and restaurants. Enjoy leisurely strolls along the riverside, immersing yourself in the village surroundings.

For those seeking a home that offers both comfort and convenience, this property ticks all the boxes. An internal viewing is highly recommended to fully appreciate the charm and potential this house has to offer.

Contact us now to book your personal viewing appointment.

Open Entrance Porch

Reception Hallway

14'3 x 5'9 (4.34m x 1.75m)

Lounge

24'5 x 10'9 (7.44m x 3.28m)

Kitchen L Shaped

15'5 x 13'8 maximum (4.70m x 4.17m maximum)

Dining Area

16'7 x 7'2 (5.05m x 2.18m)

Side Room

15'6 x 8'10 (4.72m x 2.69m)

First Floor Landing

Bedroom One

13'11 x 9'3 to wardrobe fronts (4.24m x 2.82m to wardrobe fronts)

Bedroom Two

10'6 x 10'5 (3.20m x 3.18m)

Bedroom Three

8'7 x 6'3 (2.62m x 1.91m)

Bathroom

6'1 x 5'8 (1.85m x 1.73m)

Garden Room

17'9 x 15'8 (5.41m x 4.78m)

Outside

Private Front Garden

Multiple Vehicle Parking

Generously Sized Rear & Side 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

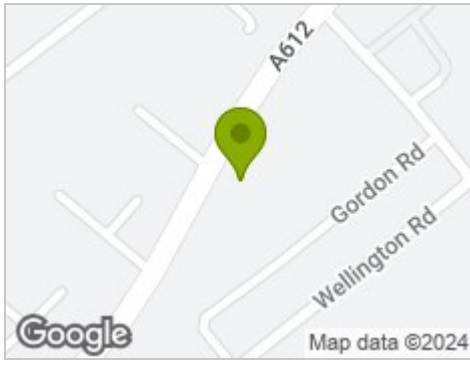
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



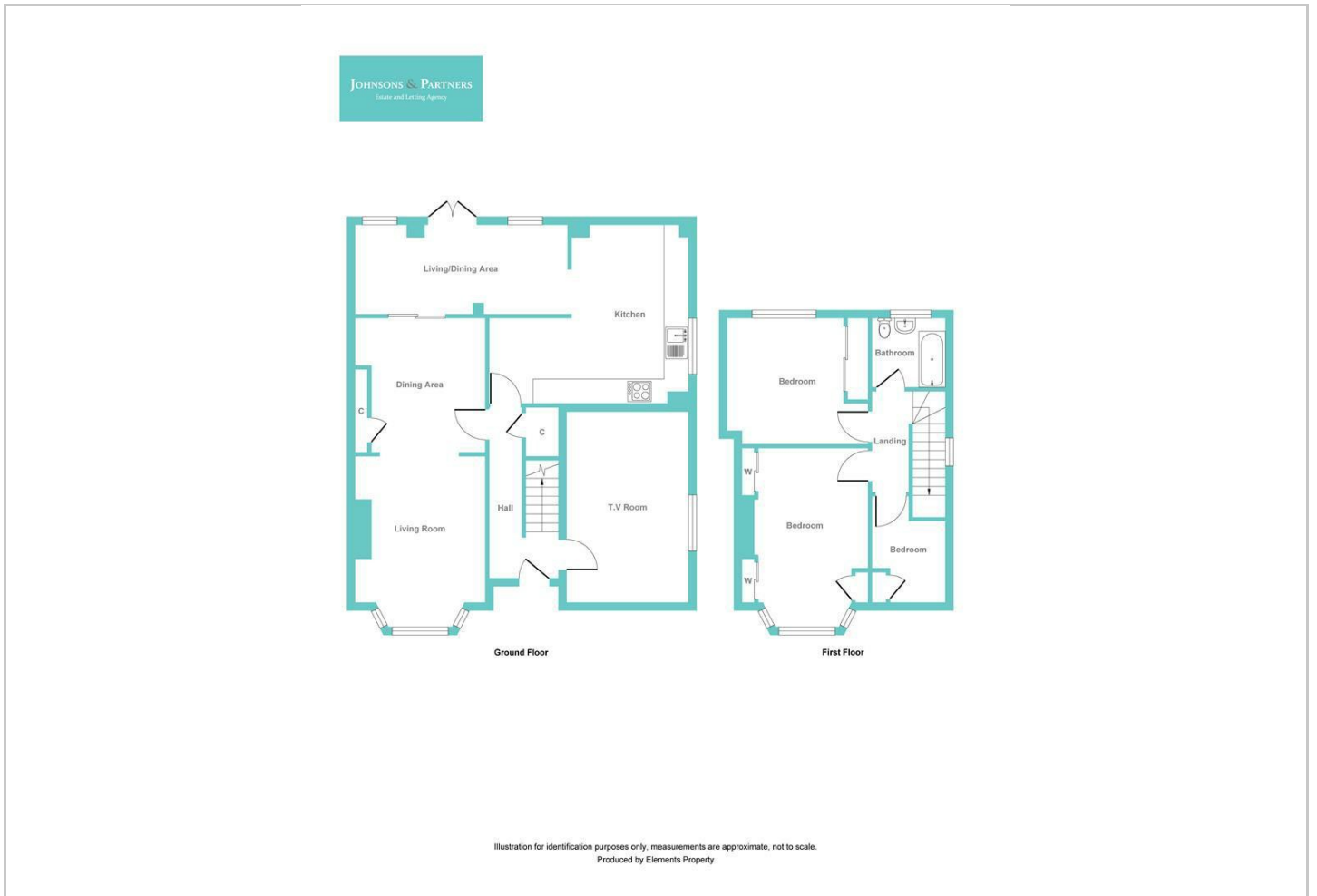
Hybrid Map



Terrain Map



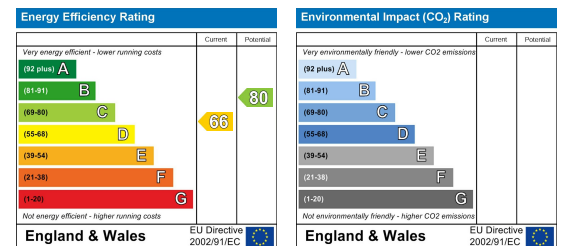
Floor Plan



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



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