

# JOHNSONS & PARTNERS

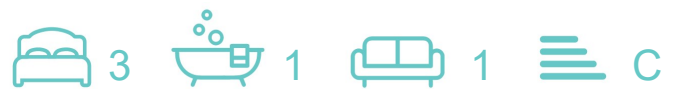
Estate and Letting Agency



**36 ST. HELENS CRESCENT, BURTON JOYCE**

NOTTINGHAM, NG14 5DW

**GUIDE PRICE £285,000**





# 36 ST. HELENS CRESCENT

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**GUIDE PRICE £285,000**



A beautifully presented, modern end townhouse that has been extended to create a larger ground floor footprint, and create a useful dining area off the kitchen and a ground floor WC. The property is tucked away yet still within close proximity to the wide variety of amenities Burton Joyce has to offer. There are popular schools for children of all ages, regular public transport services including rail connections, shops, pubs and restaurants as well as recreational facilities and beautiful riverside walks to enjoy all but a stones throw away.

In brief, the accommodation comprises reception hallway, lounge with double doors out to the beautiful and private front garden, kitchen, dining area and separate WC. From the first floor landing there are three bedrooms and a modern, family bathroom. To the outside there is a pathway that leads to the gated front garden which has a seating area, lawn and a range of mature planting. To the rear, is a fully enclosed, low maintenance garden with gated access to the rear parking for multiple vehicles. There is also a single garage located within an nearby block.

Internal viewing is essential in order to not only appreciate the accommodation and gardens, but also the tranquillity of the setting within the village. Contact us now to book your personal viewing appointment.

Reception Hallway  
7'4 x 3' (2.24m x 0.91m)

Lounge  
17'6 x 11'7 (5.33m x 3.53m)

Kitchen  
15' x 10'5 (4.57m x 3.18m)

Dining Area  
13'11 x 8'3 (4.24m x 2.51m)

WC  
5' x 2'2 (1.52m x 0.66m)

First Floor Landing

Bedroom One  
13'2 x 8'8 (4.01m x 2.64m)

Bedroom Two  
11'8 x 8'9 (3.56m x 2.67m)

Bedroom Three  
8'10 x 6' (2.69m x 1.83m)

Bathroom  
6'7 x 5'10 (2.01m x 1.78m)

Outside

Private Front Garden

Enclosed Private Rear Garden

Parking For Multiple Vehicles To Rear

Garage In A Block

Agents Disclaimer  
Disclaimer -

Council Tax Band Rating - Gedling Council – Tax Band B

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

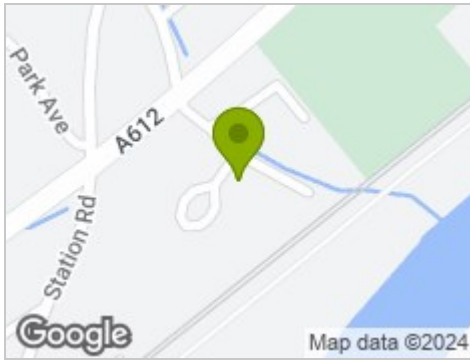
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



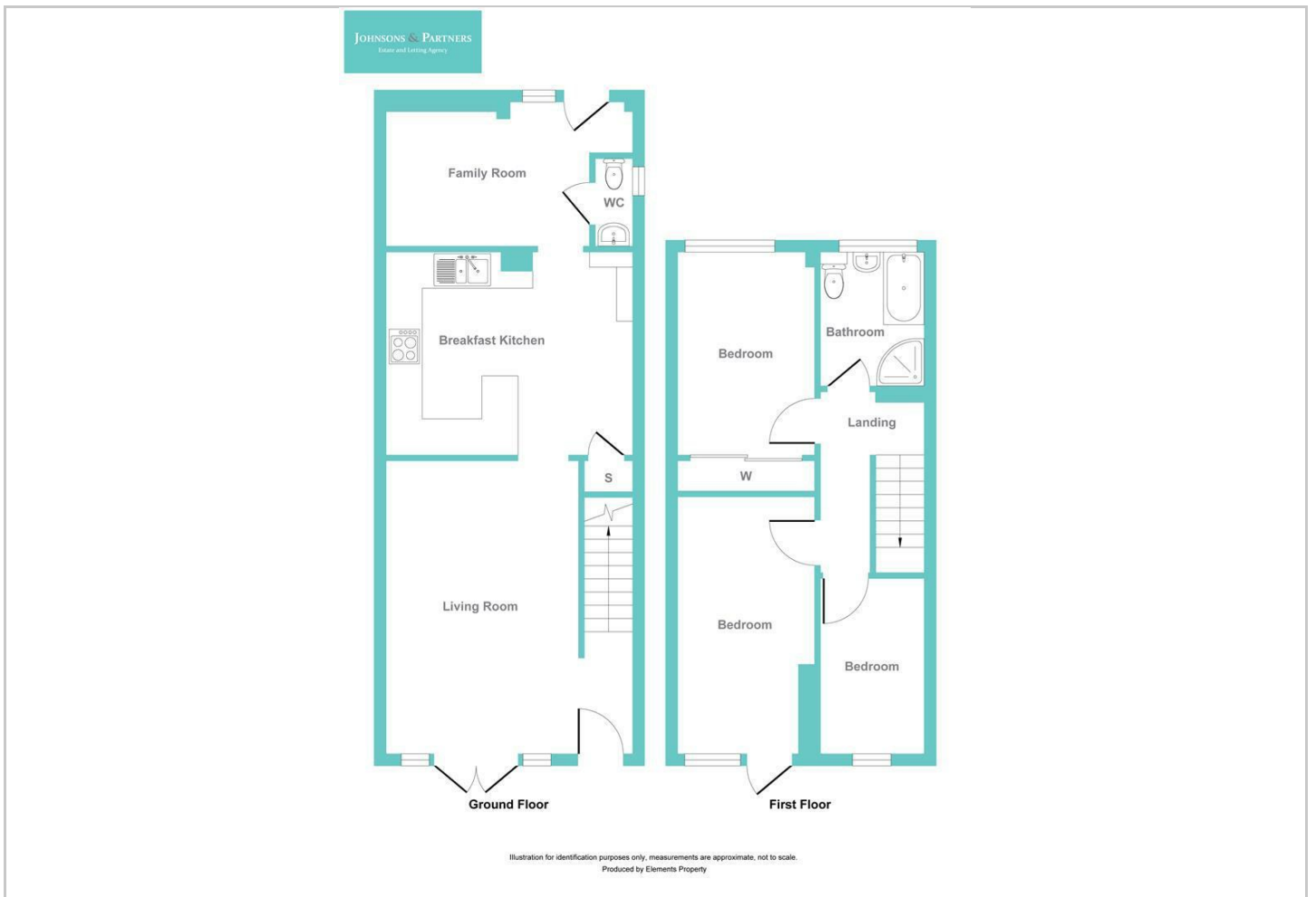
## Hybrid Map



## Terrain Map



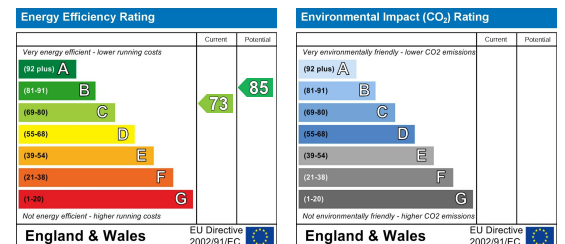
## Floor Plan



## 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.