

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 16 BULCOTE DRIVE, BURTON JOYCE

NOTTINGHAM, NG14 5AX

ASKING PRICE £275,000



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Two Bedroom Detached Bungalow | Outbuilding to Rear | Driveway | Popular Location | Close to Local Amenities |

Well positioned on Bulcote Drive in Burton Joyce, this delightful detached bungalow exudes traditional charm. Boasting a light and spacious reception room, two inviting bedrooms, and a well-maintained bathroom, this property offers a comfortable living space perfect for those seeking a peaceful retreat.

The property's age adds character and warmth, making it a unique find in today's market. With parking space for two vehicles, convenience is at the forefront of this home, ensuring you never have to worry about finding a spot for your car.

Step inside to discover a lovely dual aspect living room with dining area which leads into a conservatory filled with natural light. The well fitted kitchen is complemented by stripped floorboards and the property has double glazing and is beautifully presented, that adds a touch of elegance to the space.

The front and rear gardens provide an outdoor escape, the rear being perfect for enjoying a cup of tea on a sunny afternoon. The property also has an outbuilding with running water - it was previously used as a home gym.

Located in a well-regarded area, this bungalow offers not just a home, but a lifestyle. The driveway adds a practical touch to the property, making everyday living a breeze. Don't miss the opportunity to make this charming bungalow your own - a true gem in a convenient and sought-after location.

Entrance Hallway

Living / Dining Room

Conservatory

Kitchen

Bathroom

Bedroom One

Bedroom Two

Outside

Driveway & Gardens

Garage

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling BC - 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



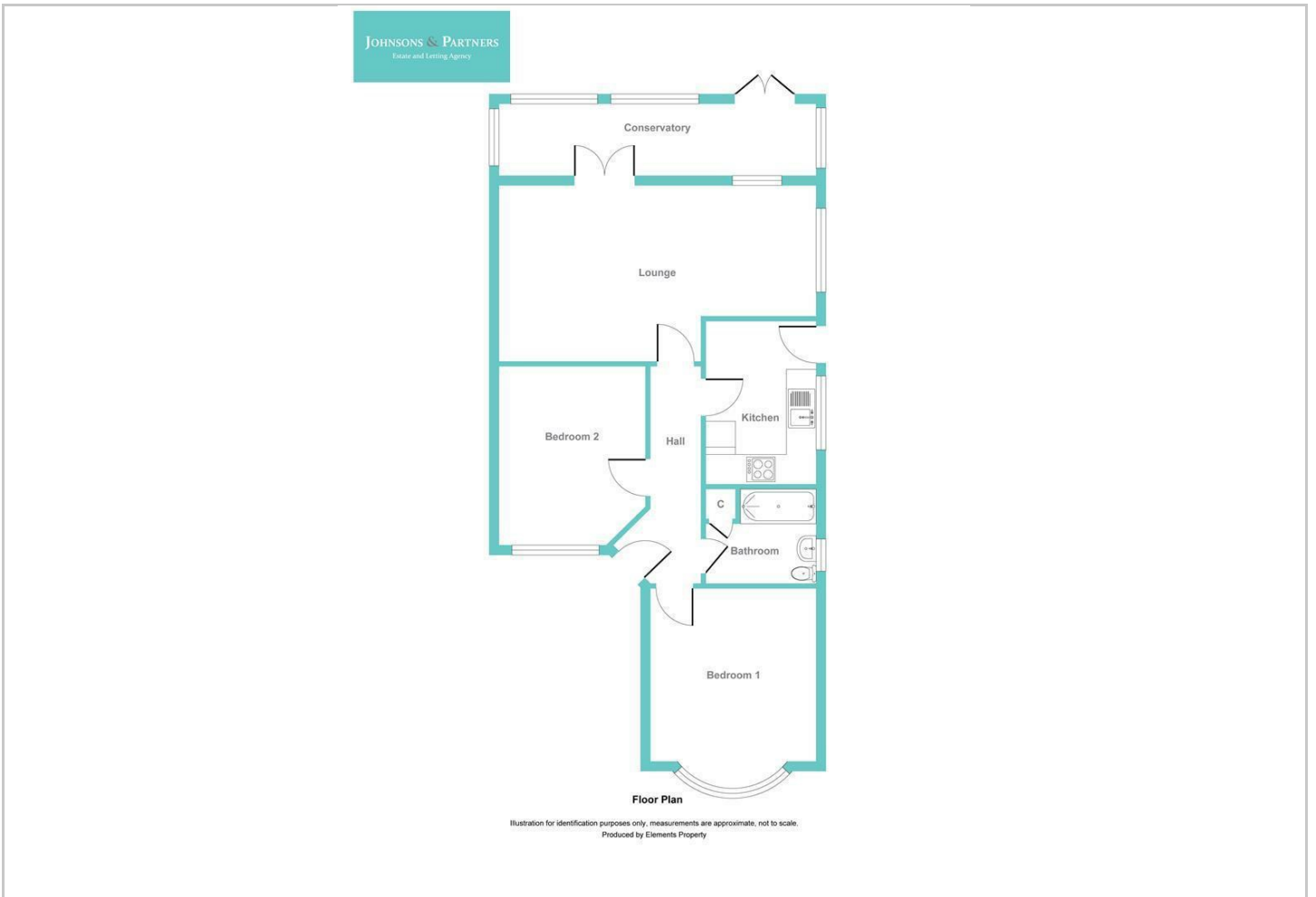
## Hybrid Map



## Terrain Map



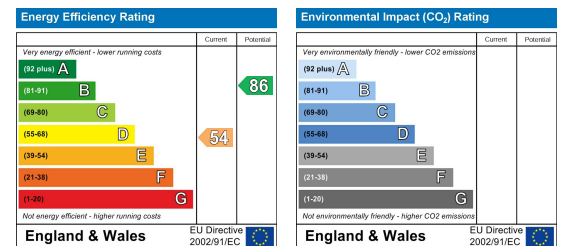
## Floor Plan



## 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.