

# JOHNSONS & PARTNERS

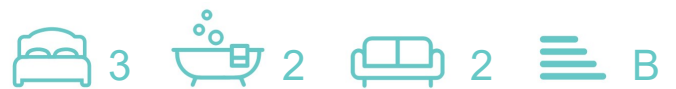
Estate and Letting Agency



## 64 BRAMBLING ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5JB

£290,000



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A very well presented, three bedroom, modern detached residence. The property is unarguably located in one of the most desirable plots overlooking the nature reserve, thoughtfully created by the developer. The property offers stylish accommodation with the added benefits of a wide range of amenities all close at hand. Schools are easily accessible, for children of all ages, there are an excellent range of shops, public transport links including two rail stations together with a mix of pubs bars and restaurants, with a variety of recreational facilities too, something for everyone.

In brief, the double glazed and centrally heated accommodation comprises open porch, reception hallway, WC, lounge, dining kitchen and separate utility room completes the ground floor. From the first floor landing there is a principal bedroom with its own en-suite shower room. There are two further bedrooms and a family bathroom. To the outside there are low maintenance gardens to the front with a secure, enclosed garden to the rear. At the rear you will also find the driveway and single garage.

Viewing is most strongly recommended in order to fully appreciate not only the accommodation but also the lovely location. Contact us now to book your personal viewing appointment.

Open Porch

Reception Hallway

13'1 x 6'9 (3.99m x 2.06m)

WC

5'4 x 3' (1.63m x 0.91m)

Lounge

13' x 12'2 (3.96m x 3.71m)

Dining Kitchen

18' x 9'3 (5.49m x 2.82m)

Utility Room

5'8 x 5'4 (1.73m x 1.63m)

First Floor Landing

Bedroom One

12'11 x 10'10 (3.94m x 3.30m)

En Suite

5'11 x 5'10 (1.80m x 1.78m)

Bedroom Two

9'5 x 9'4 (2.87m x 2.84m)

Bedroom Three

9'5 x 8'4 (2.87m x 2.54m)

Family Bathroom

6'10 x 5'7 (2.08m x 1.70m)

Single Garage

Low Maintenance Frontage.

Enclosed Rear Garden

Agents Disclaimer

Disclaimer - Council Tax Band Rating C - Gedling BC

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

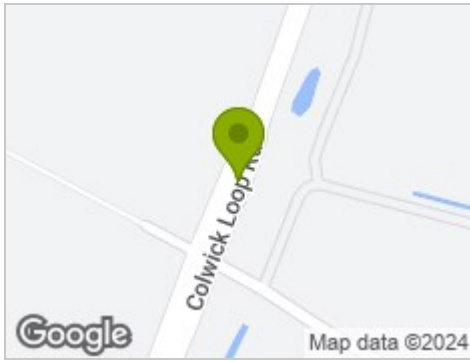
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



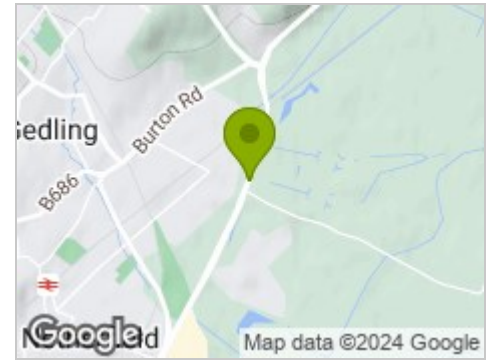
## Road Map



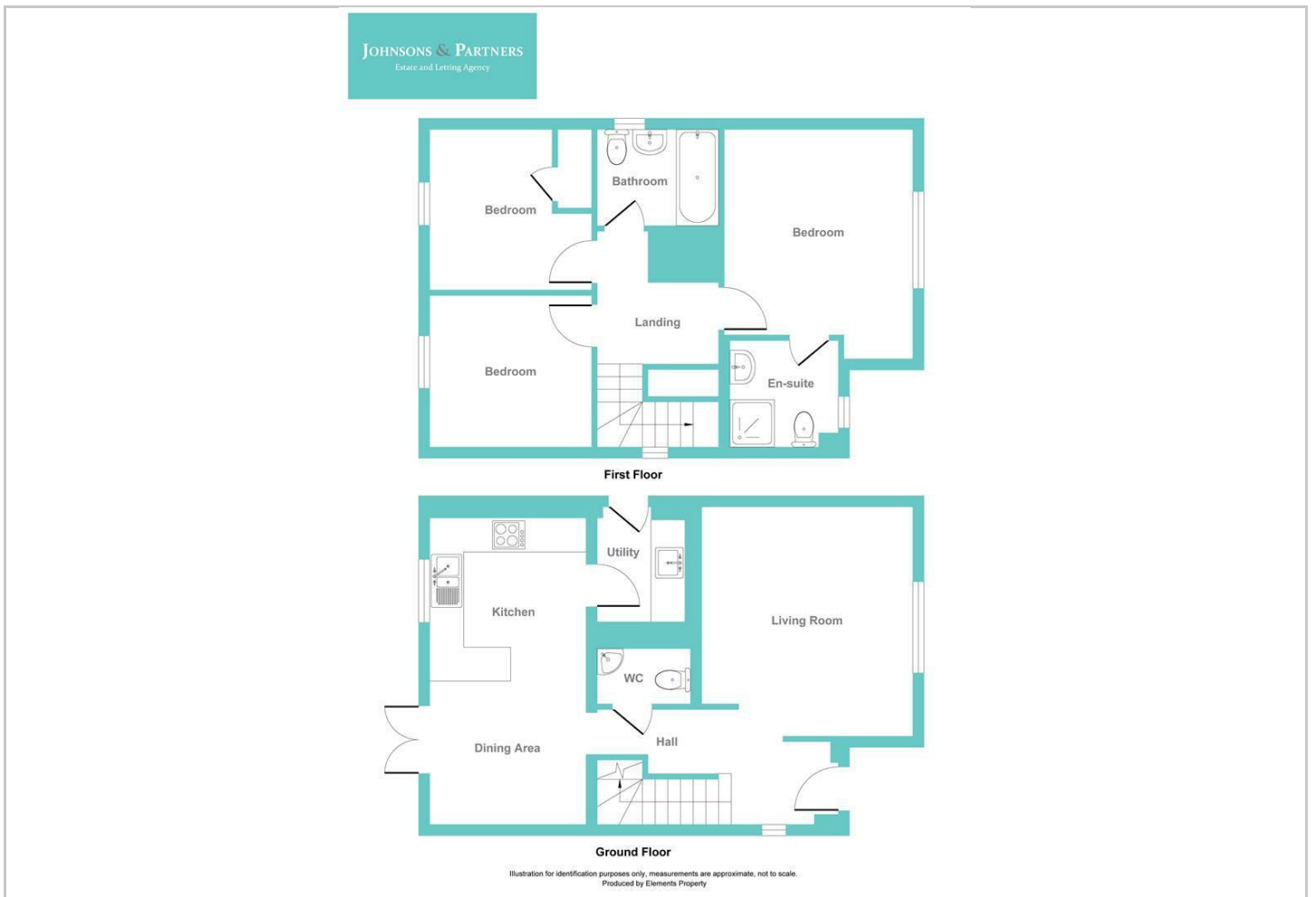
## Hybrid Map



## Terrain Map



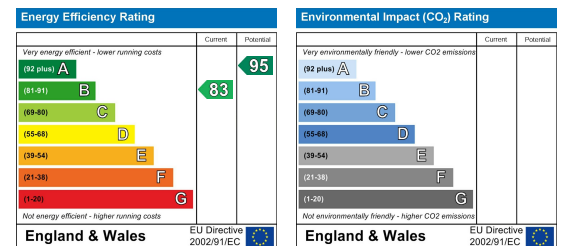
## Floor Plan



## 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.