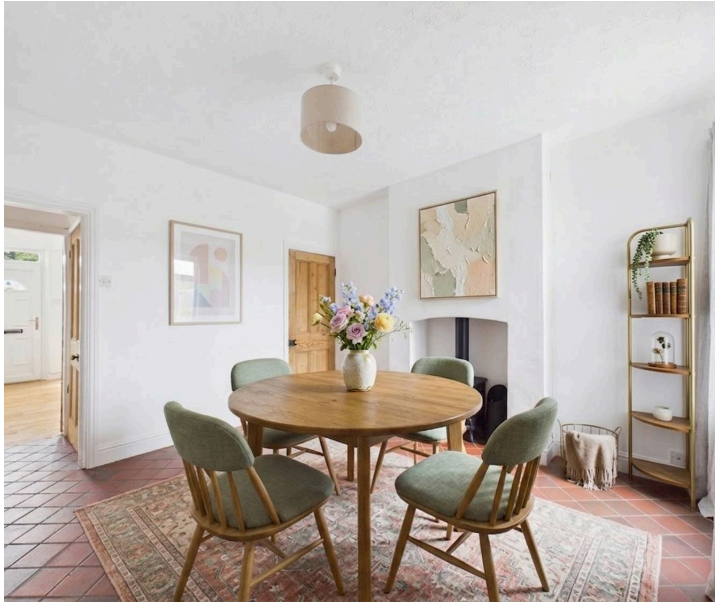


71 Main Street, Burton Joyce - NG14 5ED

Guide Price **£290,000**

DavidJames
the estate agent







71 Main Street

Burton Joyce, Nottingham

Guide Price £290,000. NO CHAIN! Beautifully presented and characterful 3 bed terraced home with Burton Joyce's amenities on the doorstep!
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully presented and characterful terraced home
- Offered to the market with no upward chain
- Burton Joyce's excellent village amenities on the doorstep
- A short walk from popular pubs and scenic walks along the River Trent
- Two reception rooms (lounge and separate dining room)
- Generous breakfast kitchen with an included range cooker
- Two first floor bedrooms (both with useful storage)
- Top floor bedroom with Velux-style windows
- Contemporary first floor bathroom with a rainfall over-bath shower
- Good-sized lawned rear garden with a feature patio seating area and pergola















Floor 0



Floor 1





Floor 2

DavidJames
the estate agent

Approximate total area(1)

93.4 m²

1006 ft²

Reduced headroom

8.1 m²

87 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.