JOHNSONS & PARTNERS

Estate and Letting Agency



112 MAIN STREET, BURTON JOYCE

NOTTINGHAM, NG14 5EP

£280,000

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NO UPWARD CHAIN | Period Semi-Detached Home | Three Storeys | Two Reception Rooms | Original Character Features | Large Rear Garden | Village Location | Scope for Further Improvement | Priced Competively to sell.

Offering period character, surprisingly generous accommodation and a substantial rear garden, this three-bedroom semi-detached home occupies an established position within the sought-after village of Burton Joyce. Arranged over three floors and offered to the market with no upward chain, it presents an excellent opportunity for a buyer looking for a character home they can gradually make their own.

The ground floor retains some lovely reminders of the property's heritage. The front living room features an attractive fireplace with decorative tiled detailing, complemented by a characterful stained-glass window above. To the rear, a separate dining room provides a second generous reception space, again with a fireplace, and leads through to the fitted kitchen.

Upstairs, the first floor is home to two bedrooms and the family bathroom. Bedroom one is a particularly good-sized double, while bedroom two would work well as a child's room, guest bedroom or home office. The bathroom is fitted with a white suite including a bath with shower over.

The accommodation continues onto the second floor, where a further double bedroom creates an appealing top-floor retreat. Measuring almost five metres in length and adds a real sense of versatility to the layout.

Outside is arguably one of the property's biggest assets. The rear garden extends a considerable distance from the house, with patio and lawned areas alongside established trees and planting. For anyone who enjoys gardening, entertaining outdoors or simply wants more outside space than is typically found with a period village home, there is considerable potential here.`

Burton Joyce remains a highly desirable village, with a strong range of everyday amenities, schooling and transport connections, while the surrounding countryside provides plenty of opportunities for walking and enjoying village life.

Vacant and ready for its next chapter, this is a characterful home with good proportions, a fantastic garden and plenty of opportunity to enhance over time — all offered with the advantage of no upward chain.

Living Room
11'10" x 11'2" (3.61 x 3.42)

Dining Room
12'2" x 11'10" (3.73 x 3.61)

Kitchen
12'0" x 6'2" (3.66 x 1.90)

Bedroom One
11'10" x 11'2" (3.61 x 3.42)

Bedroom Two
9'7" x 7'4" (2.93 x 2.24)

Bathroom
9'7" x 7'4" (2.93 x 2.24)

Stairs to Second Floor

Bedroom Three
16'4" x 8'10" (4.98 x 2.70)

Agents Disclaimer
Disclaimer - Council Tax Band Rating - [Insert Local Council – Tax Band]

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 or Leasehold]

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.

Buyers AML Check
By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

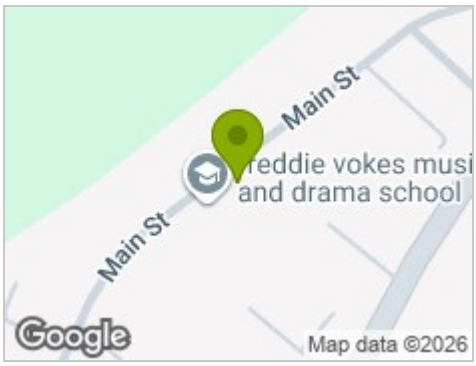








Road Map



Hybrid Map



Terrain Map



Floor Plan



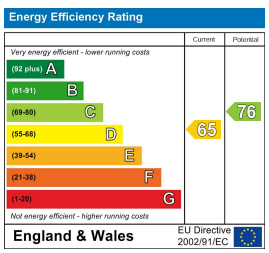
Total floor area: 85.9 sq.m. (925 sq.ft.)

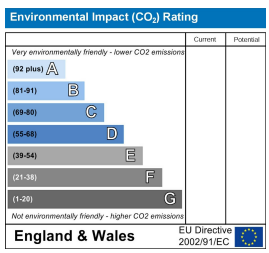
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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