JOHNSONS & PARTNERS

Estate and Letting Agency



16 FARNSFIELD AVENUE, BURTON JOYCE

NOTTINGHAM, NG14 5GF

£270,000

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For Sale with NO CHAIN | Two Bedroom Semi Detached Property | Cul-de-sac Location | Large Side & Rear Garden | Kitchen and Dining Area | Driveway for Multiple Vehicles | Close to Local Amenities | Open to Offers

Nestled at the peaceful end of a sought-after cul-de-sac, this delightful two-bedroom semi-detached home on Farnsfield Avenue, Burton Joyce, presents an excellent opportunity for a range of buyers. Whether you're a first-time buyer keen to create your dream home, a growing family, or an investor seeking potential, this property offers exciting scope for the future.

The home has been tenanted for 25 years and now requires modernisation, allowing you to add your own personal touch. Accommodation comprises a welcoming living room, a kitchen open to the dining area, ideal for family meals and a light-filled conservatory offering serene views over the gardens. Upstairs, you'll find two well-proportioned bedrooms and a bathroom.

Set on a generous plot, the property boasts substantial gardens to the side and rear, providing ample space for entertaining, children's play, or possible extension (subject to planning). The spacious driveway accommodates up to three vehicles.

Perfectly positioned close to Burton Joyce's excellent local amenities, public transport links, and picturesque riverside walks, this home combines convenience with a tranquil village lifestyle.

With its prime location, ample parking, and vast potential, this is an unmissable chance to transform a much-loved house into a contemporary haven. Early viewings are highly recommended to fully appreciate the possibilities on offer.

Contact us today to arrange your appointment.

Entrance Hallway

Living Room
13'7" x 13'0" (4.16 x 3.98)

Kitchen
9'11" x 9'9" (3.04 x 2.98)

Pantry Cupboard

Dining Area
9'11" x 6'3" (3.04 x 1.91)

Conservatory
9'0" x 16'4" (2.75 x 4.99)

First Floor Landing

Bedroom One
13'7" x 12'11" (4.16 x 3.94)

Bedroom Two
9'11" x 9'4" (3.04 x 2.86)

Bathroom
6'10" x 6'7" (2.10 x 2.03)

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.

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.

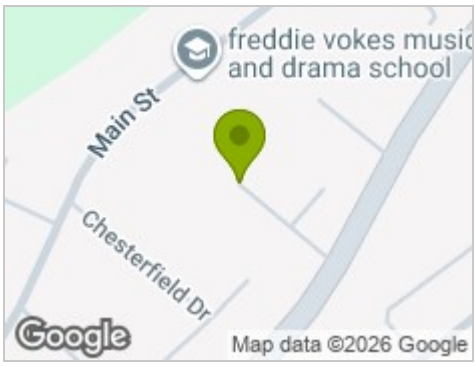








Road Map



Hybrid Map



Terrain Map



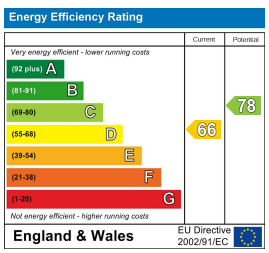
Floor Plan

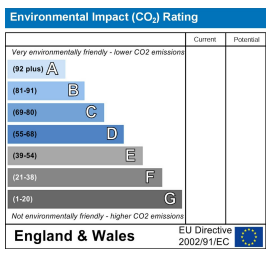


Viewing

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

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