JOHNSONS & PARTNERS

Estate and Letting Agency



90 MAIN STREET, BURTON JOYCE

NOTTINGHAM, NG14 5EP

£200,000

2 1 2 G





90 MAIN STREET

BURTON JOYCE, NOTTINGHAM, NG14 5EP

£200,000





For Sale with No Chain | Two Bedrooms | Popular Location | Close to Local Amenities | South East Facing Rear Garden | Rewired | New Heating System | Recently Re-plastered |

Nestled in the heart of Burton Joyce, this charming period semi-detached property boasts a rich tapestry of potential for a wide range of buyers. Whether you're a first-time buyer with a vision, a seasoned investor seeking the next project, or simply in search of a delightful home to put your stamp on, this property promises to be a canvas for your creativity.

Upon entering, you are greeted by a welcoming living room, ripe for renovation and ready to be transformed into a cosy haven. Adjacent lies the dining room, offering the perfect space for entertaining guests or enjoying family meals. The kitchen, whilst in need of modernisation, provides a solid foundation for crafting a culinary retreat tailored to your tastes.

Upstairs, two well-proportioned bedrooms present a peaceful retreat from the hustle and bustle of daily life, and the family bathroom stands ready to be reimagined into a spa-like sanctuary. The property’s charm is further enhanced by its south-east facing garden, an idyllic spot for soaking up the sun or cultivating a vibrant outdoor space.

Situated in a popular and desirable location, just a stone's throw away from the quaint village centre, offering a variety of local amenities and fostering a strong sense of community. Commuters will appreciate the close proximity to transport links, ensuring ease of travel to Nottingham and beyond.

This property, rich with potential and poised for transformation, awaits those ready to embark on the rewarding journey of renovation. Embrace the opportunity to revive this home and create something truly special.

Living Room

Dining Room
12'2" x 11'9" (3.72 x 3.59)

Kitchen
8'10" x 6'7" (2.7 x 2.02)

First Floor Landing

Bedroom
12'0" x 11'5" (3.67 x 3.49)

Bathroom
11'11" x 10'0" (3.65 x 3.06)

Second Floor

Bedroom
17'6" x 11'5" (5.34 x 3.49)

Rear Garden

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

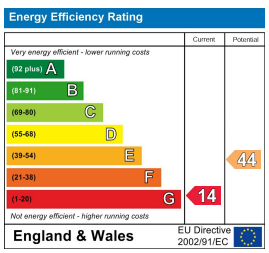


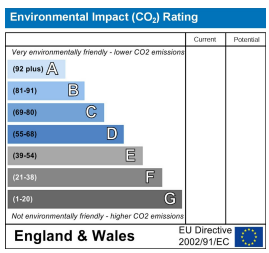
Floor Plan

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.

111 Church Road, Burton Joyce, Nottingham, NG14 5DJ
T: 0115 931 2020 | **E:** burtonjoyce@johnsonsandpartners.co.uk
www.johnsonsandpartners.co.uk