

JOHNSONS & PARTNERS

Estate and Letting Agency



12 BROOKLYN AVENUE, BURTON JOYCE

NOTTINGHAM, NG14 5BJ

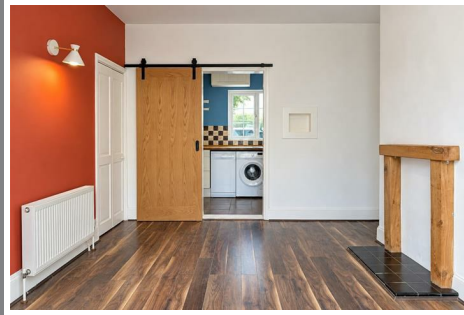
£200,000



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For Sale with NO CHAIN | 2 Bedrooms | Character Mid-Terraced Home | Popular Burton Joyce Location | Living Room & Conservatory | Fitted Kitchen | Separate Garden Office | Low-Maintenance Rear Garden | Modern Shower Room | Well Presented Throughout | Close to Local Amenities | Viewings are Advised |

A characterful two-bedroom home with more space than first meets the eye, 12 Brooklyn Avenue combines comfortable interiors with a particularly useful garden office and an easy-to-maintain outside space, all within the highly regarded village of Burton Joyce.

The accommodation has a warm and individual feel throughout. The fitted kitchen sits to the front of the property and features a range of shaker-style units complemented by solid wood worktops, with exposed ceiling beams adding a little character.

Beyond is the main living room, a comfortable and welcoming space which opens into the conservatory at the rear. This additional area makes a real difference to the ground floor, creating a light-filled dining space overlooking the garden and providing an easy connection between the house and outside. Whether used for everyday dining, entertaining or simply somewhere to sit with the doors open during the warmer months, it gives the home a particularly versatile layout.

Upstairs are two well-proportioned bedrooms, including a generous main bedroom with space for freestanding wardrobes, alongside a second bedroom which would work equally well for guests or as a child's room. A contemporary shower room completes the first-floor accommodation.

Outside, the rear garden has been designed with low maintenance in mind, predominantly gravelled to create plenty of room for outdoor seating and entertaining without demanding hours of upkeep.

At the far end sits one of the property's standout features: a detached garden room currently arranged as a home office. With French doors overlooking the garden, it provides valuable space away from the main house and is ideal for anyone working from home, pursuing hobbies or simply wanting a separate retreat.

Brooklyn Avenue places the property within the sought-after village of Burton Joyce, offering the appeal of village living while remaining well connected to Nottingham. Local shops and amenities are within the village, together with schooling and useful road and rail connections.

For first-time buyers, downsizers or anyone wanting a manageable village home with the bonus of a dedicated workspace, 12 Brooklyn Avenue offers a really appealing combination of character, versatility and location.

Entrance

Kitchen

15'2" x 5'10" (4.63m x 1.78m)

Living Room

11'10" x 10'11" (3.62m x 3.34m)

Conservatory

8'7" x 8'6" (2.62m x 2.6m)

First Floor Landing

3'4" x 3'8" (1.02m x 1.12m)

Bedroom One

15'2" x 8'7" (4.64m x 2.64m)

Bedroom Two

8'5" x 8'5" (2.59m x 2.58m)

Bathroom

6'2" x 4'2" (1.89m x 1.28m)

Outside -

Garden Room

12'7" x 7'2" (3.84m x 2.2m)

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 A

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

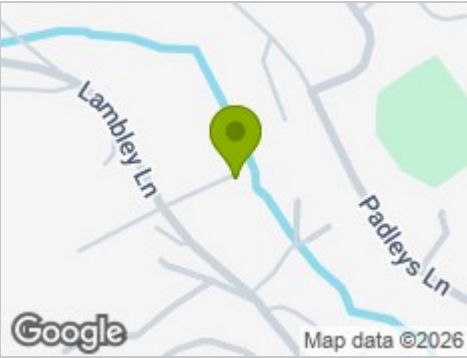
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



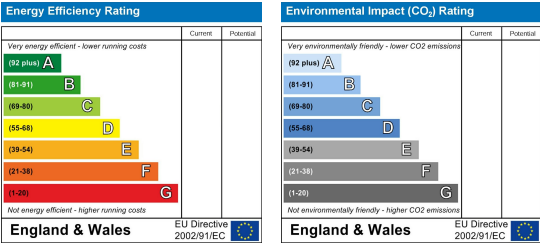
Floor Plan



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.