

# JOHNSONS & PARTNERS

Estate and Letting Agency



**32 WELLINGTON ROAD, BURTON JOYCE**

NOTTINGHAM, NG14 5GQ

**£425,000**



# 32 WELLINGTON ROAD

BURTON JOYCE, NOTTINGHAM, NG14 5GQ

£425,000



For Sale With No Chain | Detached Bungalow | Two Bedrooms | En-Suite | Private Rear Garden | Garage and Driveway | Desirable Location | Close to Local Amenities | Viewings are Advised |

Positioned in the charming locale of Burton Joyce on the sought-after Wellington Road, this delightful detached bungalow presents a rare opportunity for a range of buyers, from those looking to downsize without compromising on space and quality, to professionals seeking a peaceful retreat within reach of Nottingham.

With its well-maintained façade, this residence offers two generously sized double bedrooms, the main featuring an en-suite shower room, ensuring privacy and convenience for all occupants. The house is well-appointed throughout, creating a warm and inviting atmosphere that makes you feel at home immediately.

The heart of this home is undoubtedly the dining kitchen, complete with modern fittings and bi-fold doors that open out to a beautifully kept rear garden. It's perfect for both entertaining guests and enjoying quiet family meals. The spacious living room flows seamlessly into a bright conservatory, providing an additional area for relaxation with views of the surrounding greenery.

Beyond the attractive interior lies practicality; a modern shower room, a driveway at the front, and additional parking with a garage at the rear cater to all your vehicular needs. With space for up to three cars, parking will never be a concern.

Located close to serene riverside walks and within easy access to the village amenities, this property promises a lifestyle of convenience and tranquillity. Viewings are highly advised to fully appreciate what this exquisite bungalow has to offer. Don't miss out on the chance to make this your new home on Wellington Road.

Entrance Porch

Hallway

Dining Kitchen

10'3" x 19'4" (3.14 x 5.91)

Living Room

14'11" x 12'7" (4.55 x 3.85)

Conservatory

8'2" x 12'7" (2.50 x 3.85)

Bedroom One

12'2" x 17'0" (3.72 x 5.19)

En-Suite

Bedroom Two

11'8" x 11'0" (3.57 x 3.36)

Bathroom

10'9" x 4'9" (3.30 x 1.45)

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



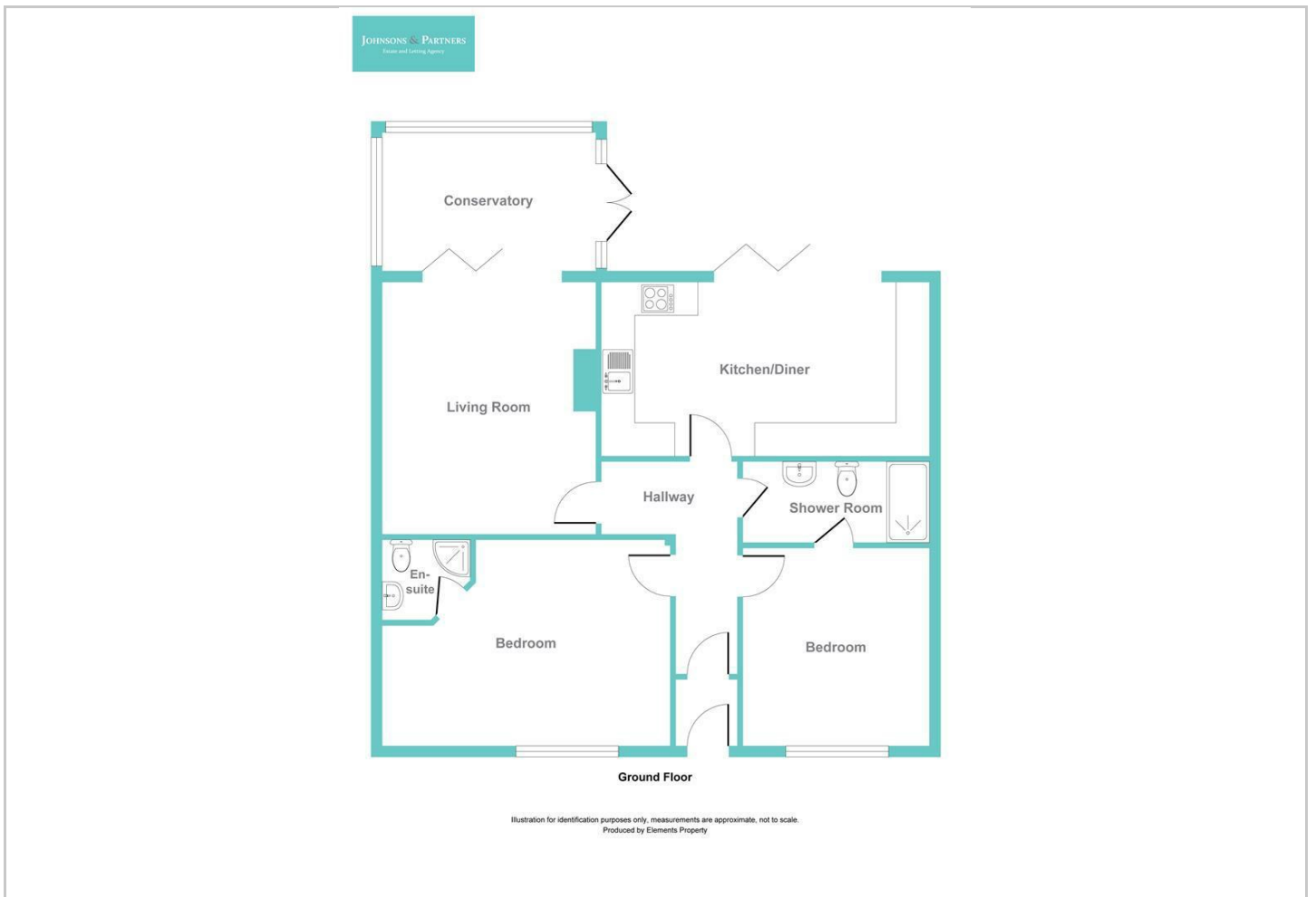
## Hybrid Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.