JOHNSONS & PARTNERS

Estate and Letting Agency

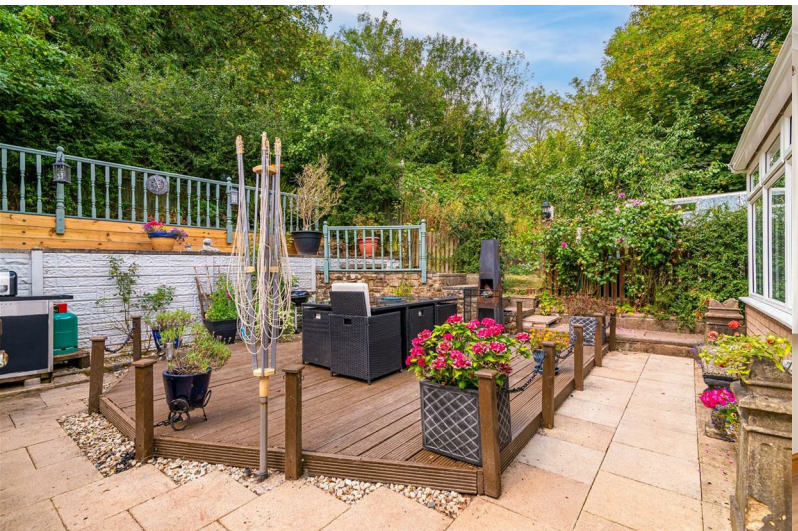


3 GLEBE DRIVE, BURTON JOYCE

NOTTINGHAM, NG14 5BA

£310,000

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Detached Bungalow | Two Bedrooms | Well Presented Throughout | Viewings are Highly Advised |

Positioned on one of Burton Joyce's sought-after residential locations, this detached bungalow offers spacious, versatile accommodation, generous parking and a wonderfully private rear garden. Having been well maintained and thoughtfully updated over the years, the property is ready to move straight into whilst still offering scope for a new owner to personalise if desired.

The welcoming entrance hall provides access to all principal rooms. At the front of the property, the spacious living room is flooded with natural light from the large picture window and centres around an attractive feature fireplace, creating a warm and comfortable space to relax.

The fitted kitchen offers an excellent range of units, generous worktop space and room for informal dining, whilst the adjoining conservatory provides an additional reception area overlooking the garden. Whether used as a dining room, garden room or simply somewhere to enjoy the changing seasons, it creates a wonderful connection with the outside space.

There are two well-proportioned double bedrooms, with the principal bedroom enjoying direct access into the conservatory, offering a pleasant outlook over the rear garden. The contemporary shower room has been finished to a high standard with a walk-in shower.

Outside, the property continues to impress. To the front is a generous driveway providing ample off-road parking, together with gated access leading to the detached garage. The enclosed rear garden has been thoughtfully landscaped with a large decked entertaining area, attractive planting, mature trees and multiple seating areas, creating a peaceful and private setting for outdoor living.

Located within easy reach of Burton Joyce village centre, residents can enjoy a range of independent shops, cafés, pubs, excellent transport links including the railway station, riverside walks and a strong sense of community.

Living Room
19'6" x 10'7" (5.95m x 3.24m)

Kitchen
14'9" x 10'1" (4.52m x 3.09m)

Inner Hallway

Bedroom One
13'0" x 10'7" (3.98m x 3.24m)

Bedroom Two
10'1" x 10'1" (3.09m x 3.09m)

Conservatory
19'3" x 6'7" (5.88m x 2.01m)

Shower Room
6'9" x 6'6" (2.06m x 2.00m)

Driveway and Car Port

Garage
18'0" x 7'6" (5.49m x 2.30m)

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 C

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.

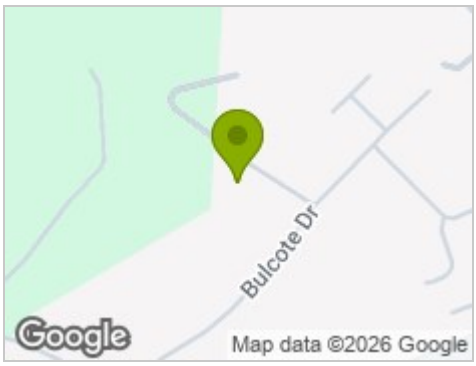








Road Map



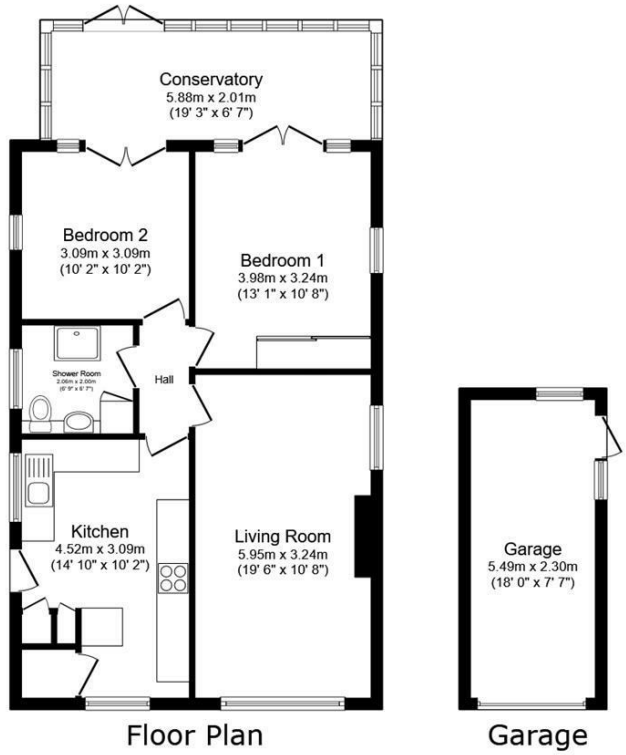
Hybrid Map



Terrain Map



Floor Plan



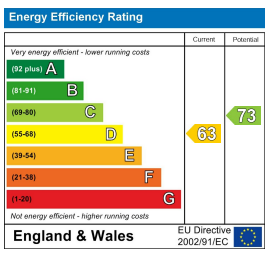
Total floor area: 90.2 sq.m. (971 sq.ft.)

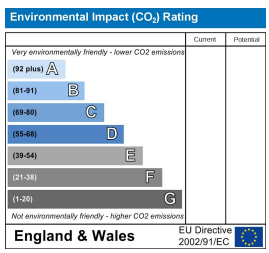
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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