



71 Main Street, Burton Joyce - NG14 5ED

Guide Price £325,000 - £335,000

DavidJames
the estate agent



71 Main Street

Burton Joyce, Nottingham

NO CHAIN! Beautifully presented and characterful 3 bed terraced home with Burton Joyce's amenities on the doorstep! 2 reception rooms, breakfast kitchen, modern bathroom and an attractive rear garden!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully presented and characterful terraced home
- Offered to the market with no upward chain
- Burton Joyce's excellent village amenities on the doorstep
- A short walk from popular pubs and scenic walks along the River Trent
- Two reception rooms (lounge and separate dining room)
- Generous breakfast kitchen with an included range cooker
- Two first floor bedrooms (both with useful storage)
- Top floor bedroom with Velux-style windows
- Contemporary first floor bathroom with a rainfall over-bath shower
- Good-sized lawned rear garden with a feature patio seating area and pergola









Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

93.4 m²

1006 ft²

Reduced headroom

8.1 m²

87 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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