



Guide Price £600,000-£650,000

Nottingham Road, Burton Joyce, Nottingham NG14 5BD

EPC Rating E



An exciting opportunity not only to buy a renovation project of an existing property but to redevelop the land and other buildings to create a 'self-build' single dwelling in the region of 178m²! Planning has been granted for a single storey contemporary and energy efficient property tucked away off Nottingham Road via a private, to be shared with two other properties, driveway. The secluded plot has a number of boundary mature trees adding to the privacy.

Full details can be found at;
<https://pawam.gedling.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R6XI0IHLKUR00>

In brief, the new property is to comprise a kitchen diner, WC and cloaks cupboards, living room and three en-suite bedrooms.

The existing property, offers versatile accommodation which is in need of a full renovation and briefly comprises an entrance hallway, living room, dining room, kitchen diner, shower room, bathroom and en-suite bedroom to the ground floor. To the first floor is a WC, and loft rooms.

Burton Joyce is a sought after village location on the River Trent with both rail and direct bus routes into Nottingham City Centre. The village amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist, Dentist and a Primary School.

- Freehold
- Council tax band G (existing property only)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 56 D |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |





COUNCIL TAX BAND: G

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
sales@lesleygreaves.co.uk
0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

