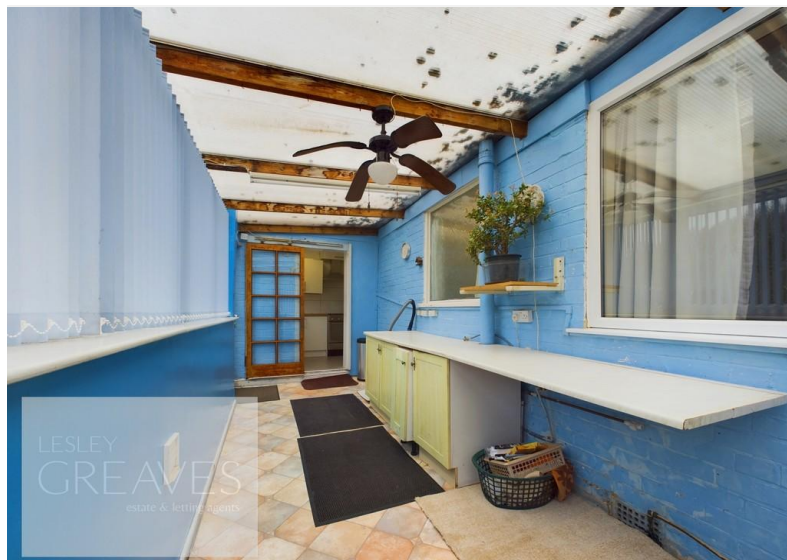




Guide Price £300,000-£315,000

Nottingham Road, Burton Joyce, Nottingham NG14 5AT

EPC Rating D



Detached bay fronted traditional bungalow, set back from the road and offered for sale with no upward chain.

In brief, the accommodation comprises; an enclosed porch, entrance hallway with access to the loft, living room with a bay window and gas fire suite, two double bedrooms with a walk in bay window to bedroom one and a white shower room suite with an electric shower. The kitchen diner has been re-fitted with white door units and has a door to a utility sun room at the rear which has plumbing for a washing machine. The property does also benefit from having a newly fitted boiler in 2023. There are mature gardens, both front and rear, a driveway at the side and gated access to the detached garage.

Viewings are highly recommend to appreciate the location and potential this property offers.

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 C

PORCH 3' 5" x 1' 7" (1.04m x 0.48m)

ENTRANCE HALL 13' 0" x 3' 3" extending (3.96m x 0.99m)

SHOWER ROOM 6' 9" x 5' 5" (2.06m x 1.65m)

LIVING ROOM 11' 11" x 11' 10" plus bay (3.63m x 3.61m)

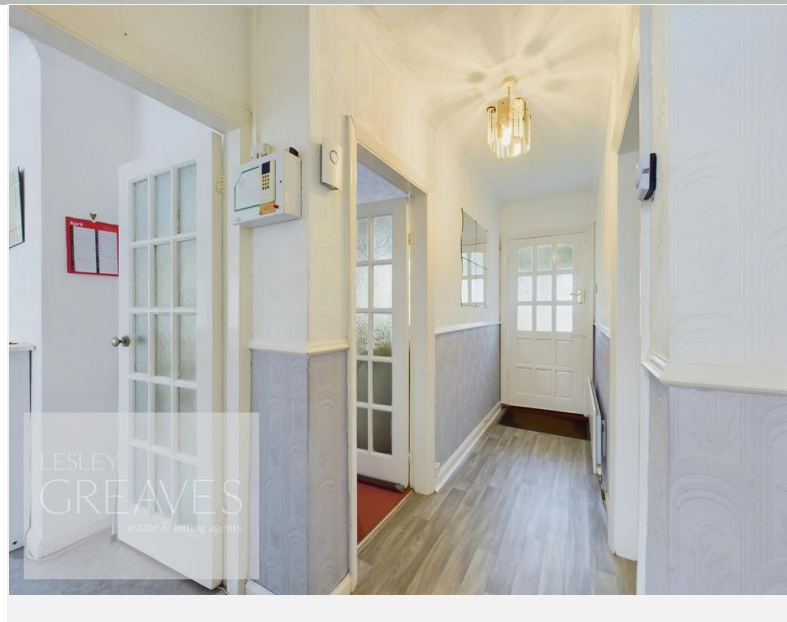
KITCHEN/DINER 16' 9" x 10' 10" L-shape, maximum (5.11m x 3.3m)

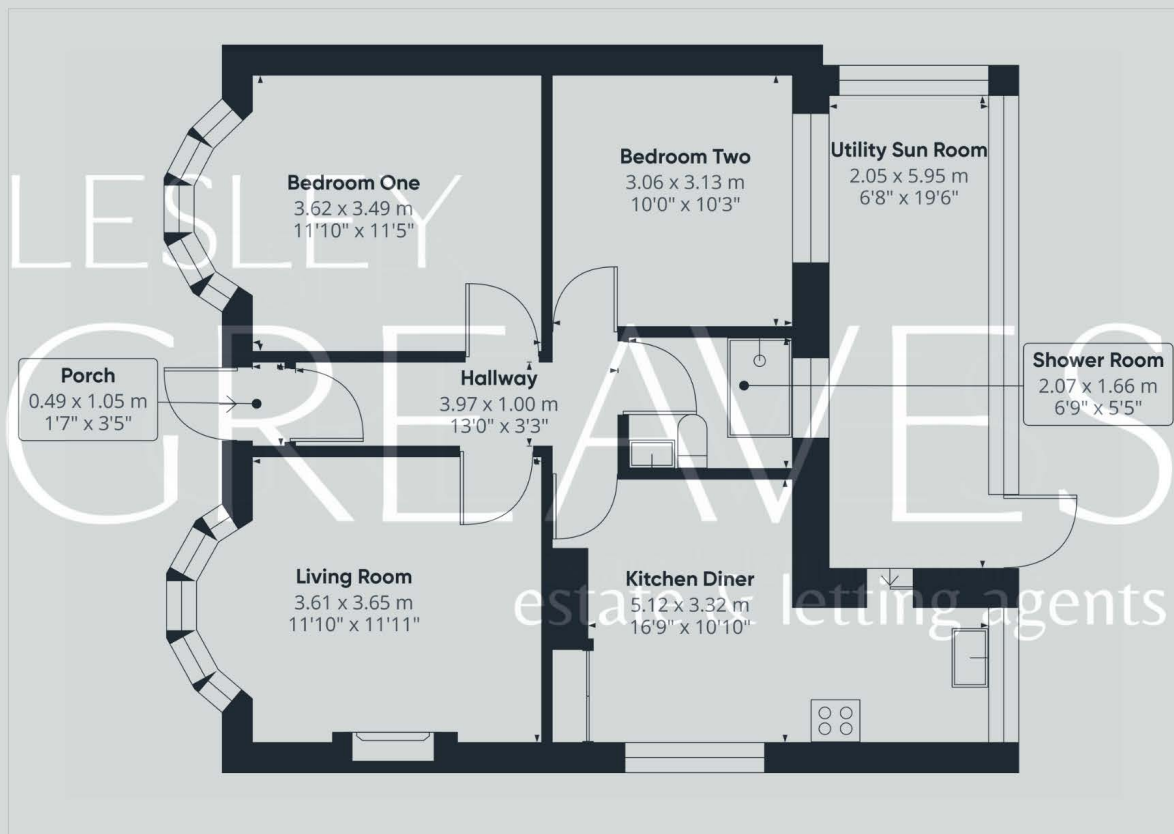
UTILITY SUN ROOM TO 19' 6" x 6' 8" (5.94m x 2.03m)

BEDROOM ONE 11' 10" plus bay x 11' 5" (3.61m x 3.48m)

BEDROOM TWO 0' 0" x 10' 0" (0m x 3.05m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

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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.

Company Registration Number: 5773186 | VAT Number: 917862296

