

JOHNSONS & PARTNERS

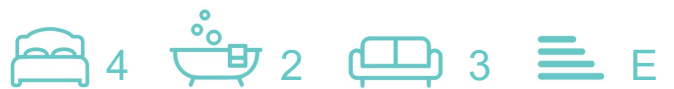
Estate and Letting Agency



35 FOXHILL ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5DB

ASKING PRICE £350,000



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Updated Photos Coming Soon

**** Please note that this property is currently tenanted ****

A deceptively spacious property with accommodation over three floors. This property is located within the extremely popular village of Burton Joyce which enjoys a wide range of amenities including shops, pubs, restaurants, schools and regular public transport services that also include rail. There are, of course, some lovely walks to be had nearby too; whether it be a stroll across the Dumbles, or a walk along the river, both are equally lovely and one of the reasons this is such a popular location.

In brief the double glazed and centrally heated accommodation comprises reception hallway, WC, lounge, dining kitchen, utility room and garage. Stairs lead down to the next level where you will find three bedrooms and the family bathroom. A further staircase leads down to the lowest level where there is a large family room and a fourth bedroom with en-suite. To the outside there is a driveway to the front and a garden accessed from the lower level of the property.

It is impossible to comprehend the scale and size of the accommodation this property offers unless you actually step inside; with this in mind we strongly recommend an internal viewing. Contact us now to book your personal viewing appointment.

Reception Hallway

WC

Lounge

21'3" x 12'4" (6.50m x 3.76m)

Dining Kitchen

22'6" x 19'9" (6.88m x 6.04m)

Utility Room

Lower Level

Bedroom One

15'9" x 10'4" (4.82 x 3.15)

Bedroom Two

10'4" x 7'8" (3.15 x 2.34)

Bedroom Three

10'4" x 7'1" (3.15 x 2.18)

Family Bathroom

10'4" x 5'8" (3.15 x 1.73)

Lower Ground Floor

Family Room

21'2" x 18'2" (6.47 x 5.56)

Bedroom Four

18'5" x 10'4" (5.63 x 3.15)

En-Suite

Agents Notes

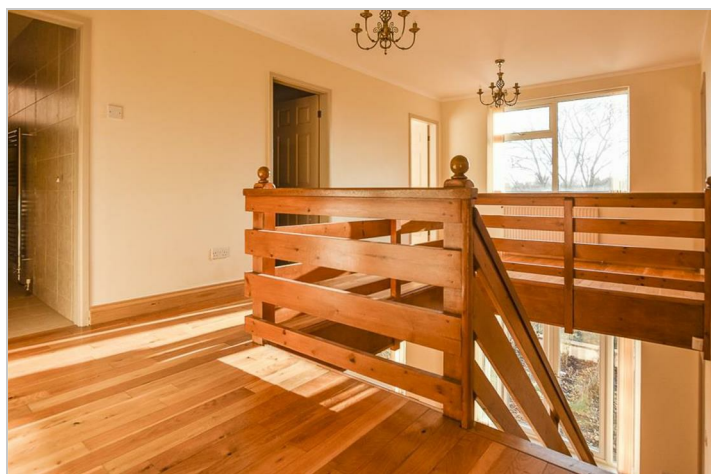
Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract. The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as exact measurements and potential interested parties are advised to re-check the measurements for accuracy.

Anti Money Laundering

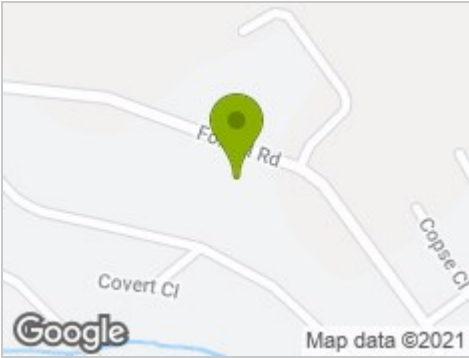
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Johnsons and Partners instructing solicitors in the purchase or the sale of a property.

Council Tax Band

EPC Rating



Road Map



Hybrid Map



Terrain Map



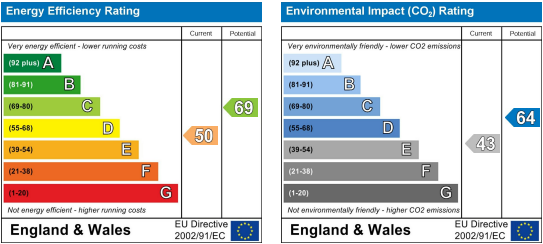
Floor Plan



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.