

# JOHNSONS & PARTNERS

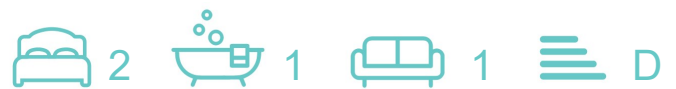
Estate and Letting Agency



## 25 ORCHARD CLOSE, BURTON JOYCE

NOTTINGHAM, NG14 5EF

OFFERS AROUND £280,000



# 25 ORCHARD CLOSE

BURTON JOYCE, NOTTINGHAM, NG14 5EF

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A two bedroom detached bungalow located within a sought after cul de sac; in one of our counties most popular and desirable villages. The property comes to the market with the added incentive of having 'no upward chain' thus helping to simplify the whole buying process. The village of Burton Joyce is a gem of a location with many amenities which include shops, pubs and restaurants, lovely country and riverside walks on your doorstep; not forgetting a regular public transport service which includes both rail and bus services.

In brief the double glazed and centrally heated accommodation; which requires a scheme of modernisation comprises reception hallway with loft access to the boarded loft space, lounge dining room with a serving hatch through to the kitchen. At the rear of the bungalow is where you will find the two really good sized bedrooms and a shower room. To the outside there is a garden to the front and a tandem driveway allowing for multiple vehicle parking and allowing access to the single garage which has a courtesy door through to the rear garden which has great views across the village and beyond.

A great location and lots of potential; worthy of a viewing as soon as possible. Contact us now to book your personal viewing appointment.

Open Entrance Porch

Reception Hallway

Lounge Dining Room

19'8 x 11'10 (5.99m x 3.61m)

Kitchen

12'11 x 10'5 (3.94m x 3.18m)

Bedroom One

12' x 10'4 (3.66m x 3.15m)

Bedroom Two

11'11 x 8'11 (3.63m x 2.72m)

Shower Room

7' x 5'5 (2.13m x 1.65m)

Garage

17'10 x 8'1 (5.44m x 2.46m)

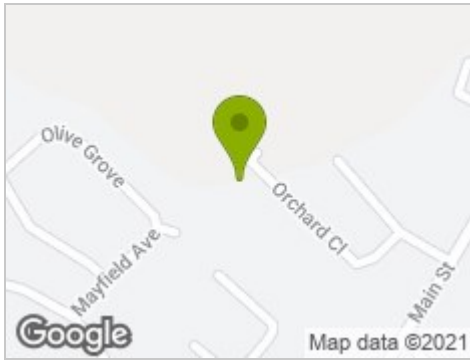
Outside

Driveway

Front & Rear Gardens



## Road Map



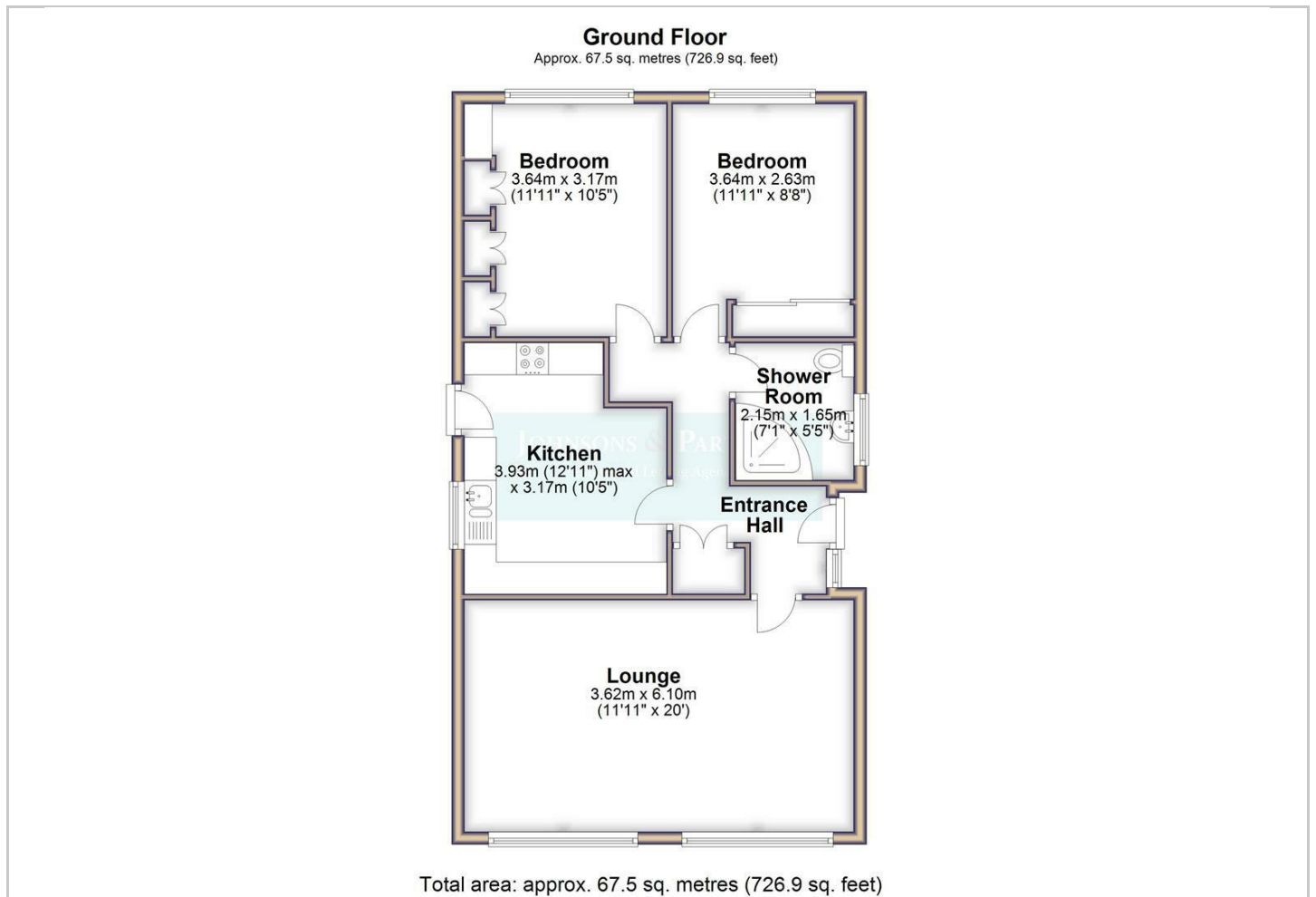
## Hybrid Map



## Terrain Map



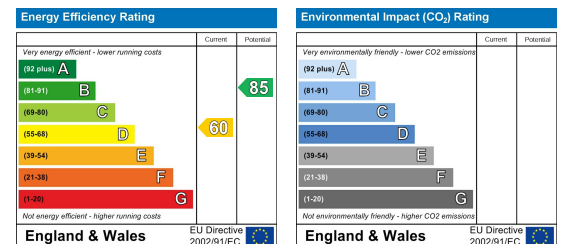
## Floor Plan



## 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



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