

# JOHNSONS & PARTNERS

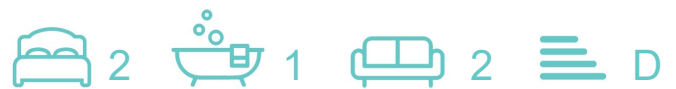
Estate and Letting Agency



**34 PADLEYS LANE, BURTON JOYCE**

NOTTINGHAM, NG14 5BZ

**OFFERS AROUND £285,000**





# 34 PADLEYS LANE

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A well situated and highly sought after detached bungalow in the village of Burton Joyce.

Having well proportioned accommodation including two bedrooms, living room, kitchen / dining room and bathroom the property is ready for a buyer to redecorate and refurbish to suit their individual tastes.

With gas central heating and uPVC double glazing.

Benefitting from both front and rear gardens plus a detached garage to the rear and within walking distance of the village centre.

### Entrance Porch

4'6 x 5'9 (1.37m x 1.75m)

### Entrance Hallway

15'5 x 5'9 (4.70m x 1.75m)

### Living Room

11'10 x 17'10 (3.61m x 5.44m)

### Dining Room open to:

10'1 x 7'10 (3.07m x 2.39m)

### Kitchen

8'2 x 9'5 (2.49m x 2.87m)

### Bathroom

7'1 x 5'9 (2.16m x 1.75m)

### Bedroom One

14'8 x 13'5 (4.47m x 4.09m)

### Bedroom Two

15'10 x 13'5 (4.83m x 4.09m)

### Outside

### Gardens - Front & Rear

### Detached Garage

### Agents Notes

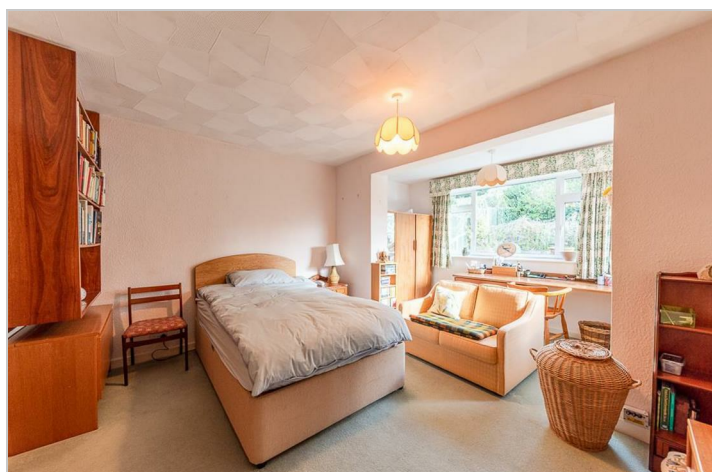
Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract. The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as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

### Viewings

Please contact the office to make an appointment to view. We often, in times of high demand, offer block viewings and therefore you will have an allocated time of between 10 and 15 minutes within the block time. In these cases we respectfully ask people to be prompt so as not to miss their time slot and let the office know if they will be delayed.



Road Map



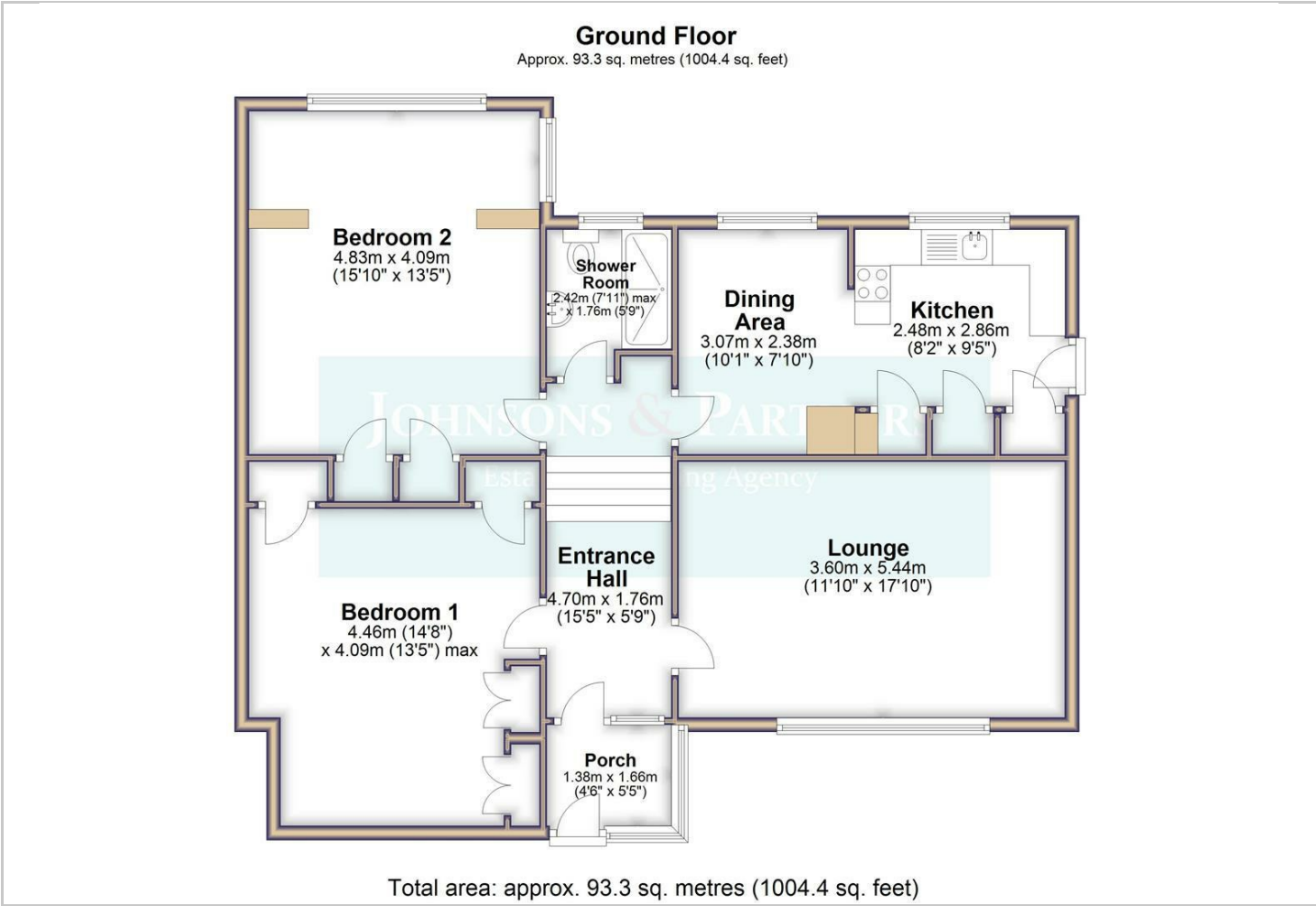
Hybrid Map



Terrain Map



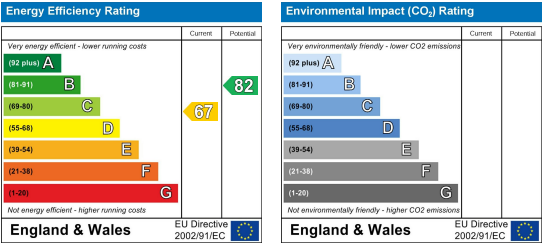
Floor Plan



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.