



Guide Price £240,000

Farnsfield Avenue, Burton Joyce, Nottingham NG14 5GF

EPC Rating D



Semi detached house with parking and garage located in a cul-de-sac position and offered for sale with no upward chain. In brief the accommodation spans two floors and briefly comprises an entrance lobby, bay fronted living room, kitchen with a garden room off and a side lobby with under stair storage and WC. To the first floor is the bathroom and two bedrooms with a bay, fitted wardrobes and en-suite shower and wash hand basin to bedroom one. To the front and side is a driveway providing off street parking and access to the garage. To the rear is a patio area and a lawn garden beyond. 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

ENTRANCE LOBBY 3' 5" x 2' 11" (1.04m x 0.89m)

LIVING ROOM 12' 5" into bay x 11' 6" (3.78m x 3.51m)

KITCHEN 11' 5" x 10' 8" (3.48m x 3.25m)

GARDEN ROOM 11' 3" x 10' 0" (3.43m x 3.05m)

SIDE LOBBY 3' 4" x 2' 11" (1.02m x 0.89m)

WC 4' 1" x 2' 10" (1.24m x 0.86m)

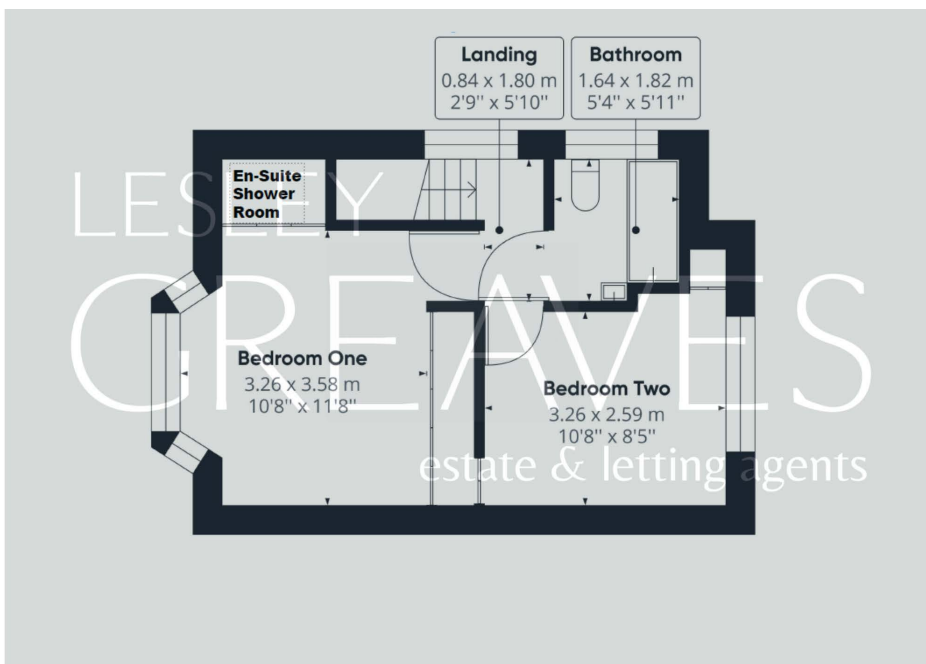
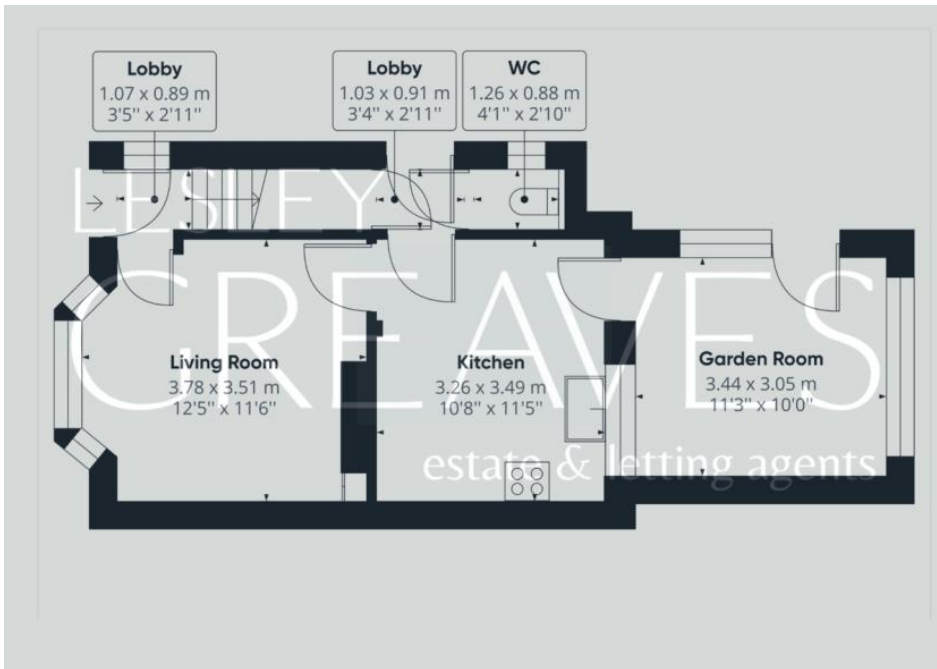
BEDROOM ONE 11' 8" into bay x 10' 8" (3.56m x 3.25m)

BEDROOM TWO 10' 8" x 8' 5" (3.25m x 2.57m)

BATHROOM 5' 11" x 5' 4" (1.8m x 1.63m)



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: B

LOCAL AUTHORITY: Gedling Borough Council

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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.



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