



Guide Price £300,000-£325,000

Trent Gardens, Burton Joyce, Nottingham NG14 5EZ

EPC Rating D



With countryside and river views on your doorstep along with the village centre in walking distance, the location couldn't be better! In brief, the much improved and extended property spans two floors and comprises a porch leading to an entrance hallway with stairs to the first floor, storage cupboard, doors to two double bedrooms and to the living room. With a multi-fuel burning stove, the living room leads to the re-fitted kitchen which then leads to a family room to the rear. To the first floor is a picture window offering great views to the rear, a storage cupboard, two further double bedrooms and a re-fitted bathroom with an electric shower over the bath. To the rear is a low maintenance paved garden and to the front is a lawn garden with a driveway to the side. 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 B

ENTRANCE HALL 13' 9" x 4' 2" (4.19m x 1.27m)

LIVING ROOM 12' 11" x 11' 10" (3.94m x 3.61m)

KITCHEN 10' 0" x 9' 11" (3.05m x 3.02m)

FAMILY ROOM 16' 3" x 9' 5" (4.95m x 2.87m)

BEDROOM THREE 11' 10" x 9' 11" (3.61m x 3.02m)

BEDROOM FOUR 10' 11" x 9' 11" (3.33m x 3.02m)

MASTER BEDROOM 15' 11" x 14' 4" to the maximum, some reduced head height (4.85m x 4.37m)

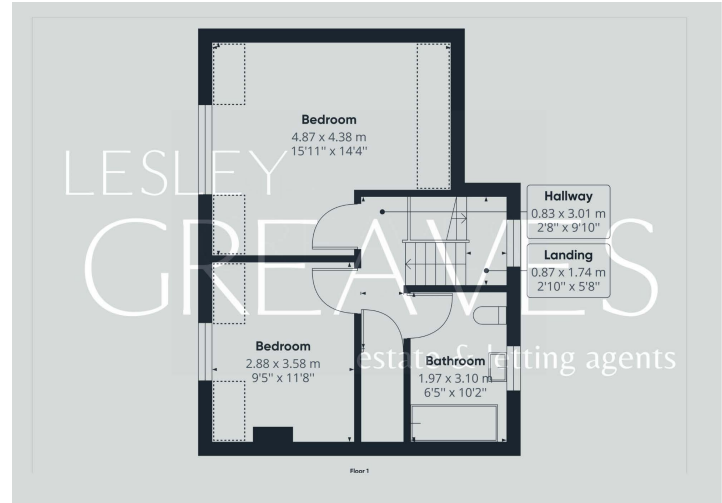
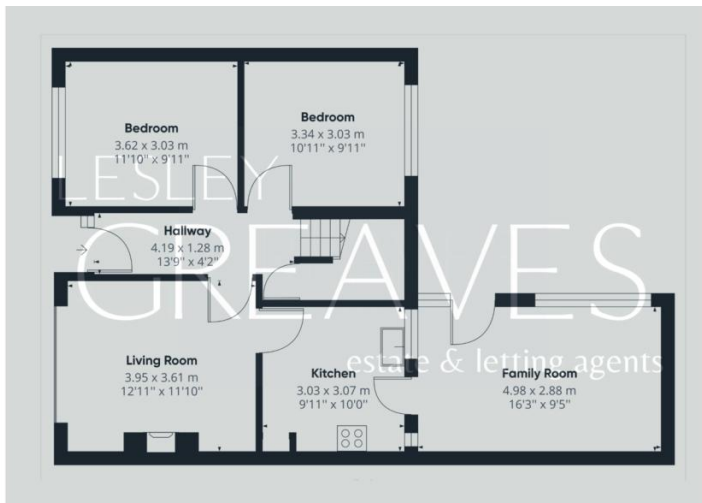
BEDROOM TWO 11' 8" x 9' 5" some reduced head height (3.56m x 2.87m)

BATHROOM 10' 2" x 6' 5" (3.1m x 1.96m)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 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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