



Offers Over £240,000

Elmsdale Gardens, Burton Joyce, Nottingham NG14 5BF

EPC Rating E



Beautifully modernised bungalow within the popular development of Elmsdale Gardens, for the over 55's and with communal parking. In brief the accommodation comprises an entrance porch with storage cupboard, entrance hallway, a shower room with an electric shower, two bedrooms with fitted wardrobes to bedroom one, a stunning open plan kitchen living room and conservatory with a glass roof and French doors onto the garden. To the kitchen is an integrated fridge freezer, fitted cooker, electric hob, extractor, breakfast bar and space for a semi-integrated washing machine. The rear garden, which over looks Lambley Lane, has been landscaped with paving and raised beds. There are also communal gardens to enjoy. 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.

- Leasehold

The lease runs for 125 years from 2.8.96. There is currently no ground rent to pay and the service charge is £85/quarter (£340 annually)

ENTRANCE PORCH 3' 0" x 2' 9" (0.91m x 0.84m)

ENTRANCE HALL 12' 9" x 3' 3" (3.89m x 0.99m)

SHOWER ROOM 6' 9" x 5' 5" (2.06m x 1.65m)

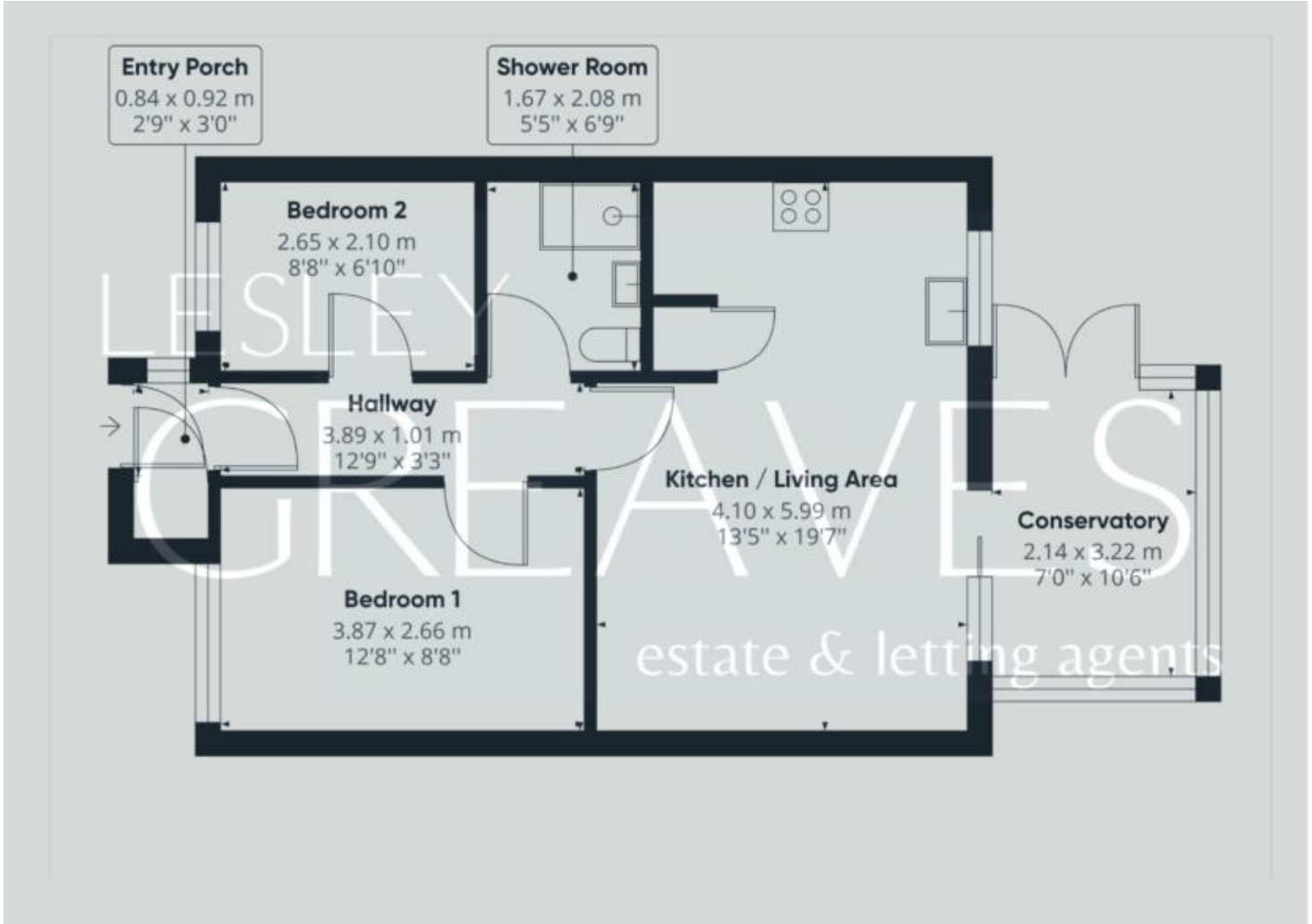
OPEN PLAN KITCHEN LIVING ROOM 19' 7" x 13' 5" to the maximum (5.97m x 4.09m)

CONSERVATORY 10' 6" x 7' 0" (3.2m x 2.13m)

BEDROOM ONE 12' 8" x 8' 8" (3.86m x 2.64m)

BEDROOM TWO 8' 8" x 6' 10" (2.64m x 2.08m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

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.

