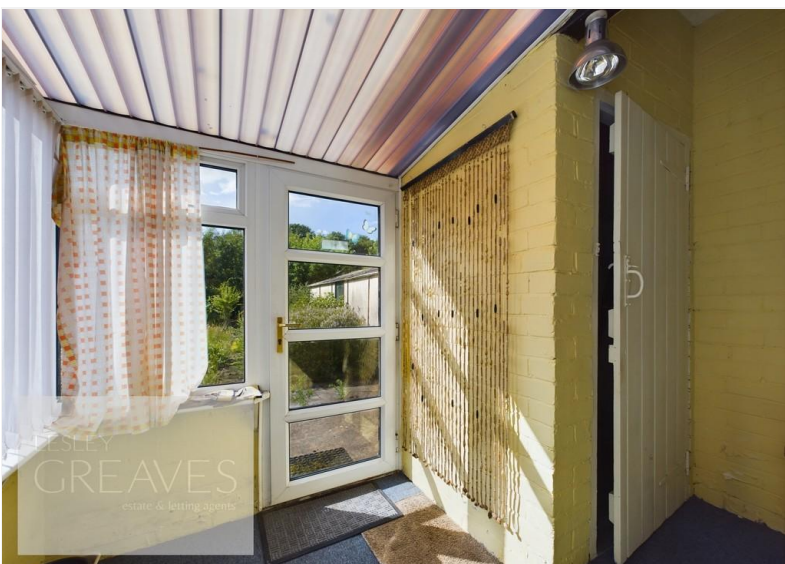




Guide Price £250,000-£275,000

Nottingham Road, Burton Joyce, Nottingham NG14 5AT

EPC Rating E



Detached bay fronted traditional bungalow offered for sale with no upward chain. In brief the property is in need of modernisation and comprises a porch, entrance hallway, bay fronted living room, two bedrooms, kitchen with pantry, bathroom and a small sun room with storage cupboard. There are lawn gardens to the front and rear with boarders for plants and shrubs and a driveway to the side leading to a detached garage. The property is set back off Nottingham Road accessed via a small private driveway with screened shrubbery. 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

LIVING ROOM 14' 2" into bay x 11' 11" (4.32m x 3.63m)

KITCHEN 10' 11" into recess x 10' 1" plus pantry (3.33m x 3.07m)

CONSERVATORY 7' 8" x 5' 7" plus lobby and storage cupboard (2.34m x 1.7m)

BATHROOM 6' 11" x 6' 0" (2.11m x 1.83m)

BEDROOM ONE 14' 1" into bay x 11' 7" (4.29m x 3.53m)

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

GARAGE 20' 2" x 10' 1" (6.15m x 3.07m)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 40 E | |
| 21-38 | F | | |
| 1-20 | G | | |





COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
sales@lesleygreaves.co.uk
0115 987 7337

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.

