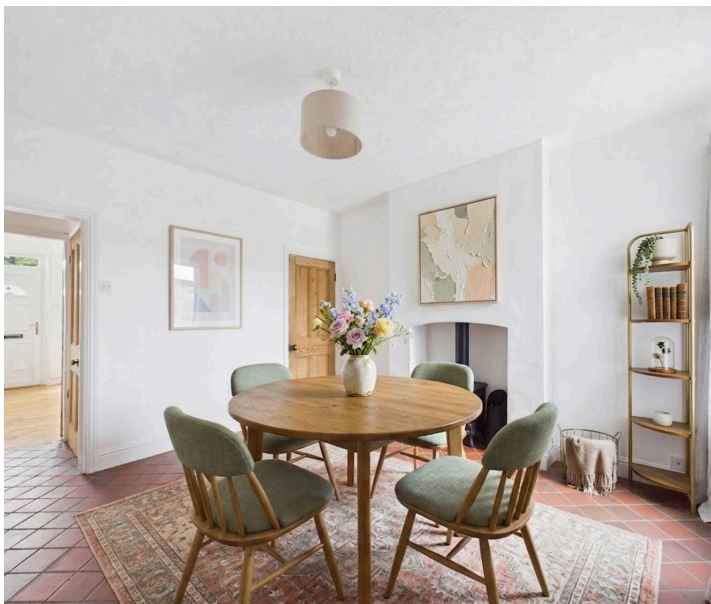




71 Main Street, Burton Joyce - NG14 5ED

Guide Price £300,000

DavidJames
the estate agent



71 Main Street

Burton Joyce, Nottingham

Guide Price £300,000–£325,000 NO CHAIN!

Beautifully presented and characterful 3 bed terraced home with Burton Joyce's amenities on the doorstep!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully presented and characterful terraced home
- Offered to the market with no upward chain
- Burton Joyce's excellent village amenities on the doorstep
- A short walk from popular pubs and scenic walks along the River Trent
- Two reception rooms (lounge and separate dining room)
- Generous breakfast kitchen with an included range cooker
- Two first floor bedrooms (both with useful storage)
- Top floor bedroom with Velux-style windows
- Contemporary first floor bathroom with a rainfall over-bath shower
- Good-sized lawned rear garden with a feature patio seating area and pergola







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

93.4 m²

1006 ft²

Reduced headroom

8.1 m²

87 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.