

Talbot Street, Pinxton,

£122,500



01158 680268

[www.jmssalesandlettings.co.uk](http://www.jmssalesandlettings.co.uk)

32 High Street, Hucknall, Nottinghamshire, NG15 7HD

MOVE STRAIGHT IN! JMS are delighted to bring to the market this immaculate 3 bed house, renovated to a fantastic standard. Offering 3 bedrooms and ready to the market, close to all local amenities and brought to the market with no chain!

Don't miss out on this superbly renovated 3 bed house, offering spacious living space across three floors. This is a brilliant opportunity for first-time buyers or investors, as this property is situated close to local schools and other amenities.

The property has been fully renovated to a brilliant standard, and is ready to move into straightaway. The property is spacious and homely, with a low maintenance yet large rear garden.

Viewing is strongly recommended.

#### TENURE

The property is being sold as a freehold with vacant possession upon completion

#### VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call Tim Crowch on our office number 01159680268

#### MORTGAGE ADVISE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advise when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

#### FIXTURES AND FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.

#### **Living room**

w: 3.67m x l: 4.58m (w: 12' x l: 15' )

UPVC Front Door leading into:

Large living room, with laminate flooring, wall mounted radiator, UPVC double glazed window, and TV point

#### **Kitchen**

w: 3.6m x l: 3.61m (w: 11' 10" x l: 11' 10")

High spec fully renovated kitchen, offering marble affect worktop throughout, with integrated oven and hob, space for free standing fridge freezer and washing machine point. Wall mounted radiator with ample sockets and rear UPVC door leading to back garden.

#### **FIRST FLOOR:**

Landing leading to:

#### **Bedroom 1**

w: 3.7m x l: 3.66m (w: 12' 2" x l: 12' )

Large double bedroom with UPVC double glazed window to the front elevation. Wall mounted radiator and socket outlets.

**Bedroom 2**

w: 1.96m x l: 3.64m (w: 6' 5" x l: 11' 11")

Good sized third bedroom with UPVC double glazed window overlooking the rear of the property. With wall mounted radiator and socket outlets.

**Bathroom**

w: 1.63m x l: 2.67m (w: 5' 4" x l: 8' 9")

Fully renovated bathroom, offering bath with overhead shower, wash hand basin with splashback, w/c and frosted UPVC window.

**SECOND FLOOR:**

Stairs from first floor leading to:

**Bedroom 3**

w: 3.72m x l: 5.32m (w: 12' 2" x l: 17' 5")

Excellent sized bedroom, with velux style UPVC roof window and built in storage space. With wall mounted radiator and socket outlets.



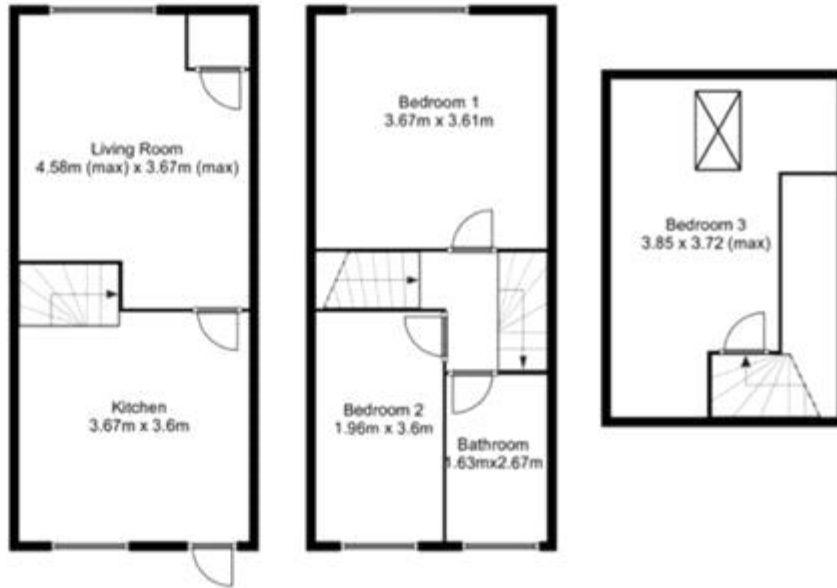
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Sales • Lettings

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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