

11 Bailey Street, Netherfield

£130,000



01158 680268

www.jmssalesandlettings.co.uk

32 High Street, Hucknall, Nottinghamshire, NG15 7HD

Situated within walking distance of Netherfield high street, this 2-bed mid terrace is a fantastic home, suitable for homebuyers and investors alike.

Entering the property through the beautiful front door, you are greeted with an entrance hallway which leads to both reception rooms. To the rear of the hallway, you reach the lounge which is a fantastic size, and leads through to the kitchen on the rear elevation.

Moving back into the hallway you are led to the second reception room which could be used as a dining room, office or play room, depending on requirements. A door from here opens to the staircase, taking you to the first floor.

The landing here leads to 2 excellently sized bedrooms, both of which are easily double bedrooms, and the modern bathroom to the rear of the property.

Moving outside, the rear garden offers both a patio and grass area, perfect for hosting. The garden is also not overlooked by properties to the rear, which gives a great sense of privacy.

Demand for this property is expected to be very high so registering early interest is vital. Call the office today!

TENURE

The property is being sold as a freehold with vacant possession upon completion. There are currently tenants in situ who would stay if sold to an investor.

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 advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advice on any financial products.

FIXTURES AND FITTINGS

No fixtures or fittings 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 fittings mentioned in this brochure or otherwise

Entrance hall

Leading to both reception rooms:

Lounge

w: 4.16m x l: 3.46m (w: 13' 8" x l: 11' 4")

Great sized living space, with TV point, UPVC double glazed window, double sockets, wall mounted radiator, wall mounted light fittings; leading to:

Kitchen

Modern, light and bright kitchen with integrated oven and hob, free standing extractor, and space for washing machine, dryer and fridge freezer. With 2x UPVC double glazed windows, ceiling light fitting and access to rear garden via UPVC back door

Dining

w: 3.1m x l: 4.28m (w: 10' 2" x l: 14' 1")

Accessed from entrance hallway, with UPVC double glazed window to front elevation. Double sockets, wall mounted radiator, ceiling light fitting; leading to stairs:

FIRST FLOOR:

Landing leading to:

Bedroom 1

w: 4.13m x l: 3.3m (w: 13' 7" x l: 10' 10")

Large double bedroom with 2x UPVC double glazed windows facing the front elevation. Double sockets, wall mounted radiator, and ceiling light fitting.

Bedroom 2

w: 3.19m x l: 4.45m (w: 10' 6" x l: 14' 7")

Really good sized second double bedroom with UPVC double glazed window facing the rear elevation. Double sockets, wall mounted radiator and ceiling light fitting.

Bathroom

w: 2.01m x l: 2.92m (w: 6' 7" x l: 9' 7")

Modern family bathroom with toilet, sink, bath and thermostatic shower above the bath. With 2x UPVC frosted pane double glazed windows overlooking the side and rear elevations.



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/fitings 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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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