



**94 Beckley Road, Nottingham,
Nottinghamshire NG8 6GX**

£160,000

Tel: 0115 9680268



- Semi Detached House
- Three Bedrooms
- Three Piece Bathroom
- Convenient Location
- Driveway & Rear Garden
- Fitted Kitchen Diner

A well proportioned semi detached house with plenty of scope and potential for modernisation but currently offers a well maintained internal accommodation with plenty of space on offer both internally and externally having two reception rooms, three bedrooms, private driveway and substantial low maintenance private rear garden.

The property is perfectly suited for those first time buyers looking to make their first steps onto the property market or for investors looking for a ready made investment as this property currently benefits from some fabulous tenants that have enjoyed this property for the last six years and are looking to stay under a new landlord should the opportunity present itself.

The internal accommodation comprises an entrance hallway, lounge with bow fronted outlook and a fitted kitchen diner. To the first floor landing there are three bedrooms including two doubles and a bathroom with three piece suite.

Externally, the property stands centrally on a substantial plot which has an initial opening onto a substantial driveway and pebbled low maintenance front garden area which could easily be utilised for more parking. There is a gated entrance to the rear garden which again is a spacious low maintenance space with a raised decked area to the bottom of the garden.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH INTO THE:

ENTRANCE HALL

w: 1.14m x l: 0.79m (w: 3' 9" x l: 2' 7")

An initial entrance hall with a ceiling light point and stairs providing access to the first floor landing.

LOUNGE

w: 4.45m x l: 3.35m (w: 14' 7" x l: 11')

A well proportioned lounge with a feature fireplace with inset gas fire. There is also a radiator, ceiling light point, internal door opening into the kitchen and a double glazed bow window to the front elevation.

KITCHEN DINER

w: 4.5m x l: 2.54m (w: 14' 9" x l: 8' 4")

A well proportioned kitchen diner with plenty of space for the family to eat and enjoy. Fitted with wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap, free standing cooker, plumbing for a washing machine, space for a free standing fridge/freezer. There is also a radiator, ceiling light point, double glazed window and a double glazed door opening onto the rear garden.

FIRST FLOOR LANDING

w: 2.36m x l: 1.68m (w: 7' 9" x l: 5' 6")

With a ceiling light point and a double glazed window to the side elevation.

BEDROOM ONE

w: 3.35m x l: 2.92m (w: 11' x l: 9' 7")

A double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.05m x l: 2.92m (w: 10' x l: 9' 7")

A second double bedroom with a radiator, ceiling light point, storage cupboard and a double glazed window to the rear elevation.

BEDROOM THREE

w: 2.36m x l: 2.06m (w: 7' 9" x l: 6' 9")

With a radiator, ceiling light point and a double glazed window to the rear elevation.

BATHROOM

w: 2.03m x l: 1.93m (w: 6' 8" x l: 6' 4")

With three piece suite comprising a panelled bath with shower over, wash hand basin and a Low flush WC. There is also a radiator, ceiling light point, tiled walls and an obscure double glazed window to the front elevation.

OUTSIDE

Externally, the property stands centrally on a substantial plot which has an initial opening onto a substantial driveway and pebbled low maintenance front garden area which could easily be utilised for more parking. There is a gated entrance to the rear garden which again is a spacious low maintenance space with a raised decked area to the bottom of the garden.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268

TENURE

The property is being sold as a freehold. Currently with tenants present in the property.

MORTGAGE ADVICE

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 advise on any financial products.

FIXTURES & FITTINGS

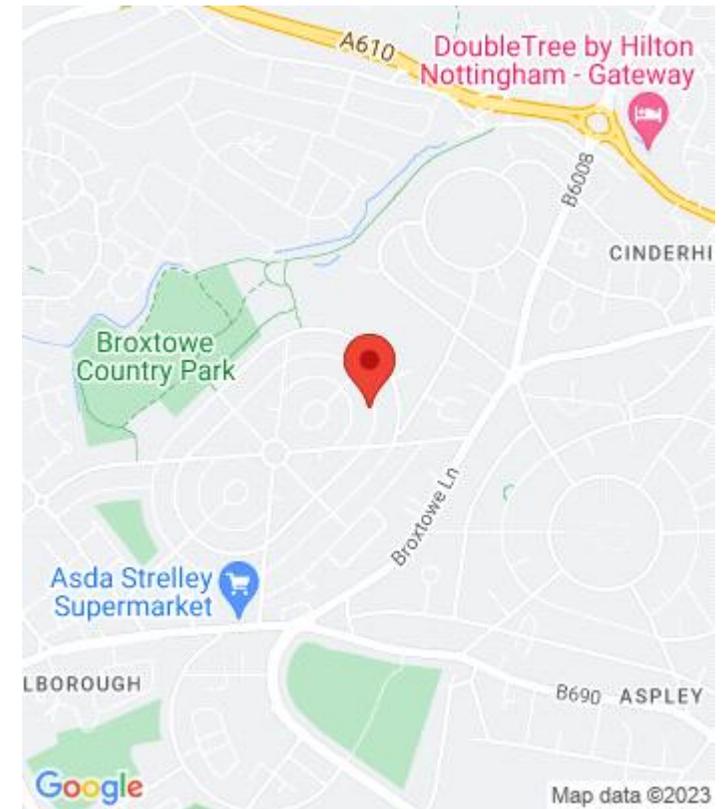
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status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











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		68	
(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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