



**22 Kingsley Drive, Netherfield, Nottingham,
Nottinghamshire NG4 2PJ**

£150,000

Tel: 0115 9680268



- Two Double Bedrooms
- Spacious Living Room
- Modern Mid Town House
- Neutral Fitted Kitchen
- No Upward Chain
- Private Rear Garden

A great investment, this two bedroom town house is perfect for first time buyers or investors looking for a property that's easy to maintain but offers everything you need to move in, sit back and relax.

The accommodation comprises an entrance hall, neutral kitchen with plenty of storage and a deceptively spacious living room to the rear. To the first floor landing there are two bedrooms both suitable for a double bed and a bathroom with three piece suite.

Externally, this property has a low maintenance gravelled frontage with a central pathway and open storm porch over the front entrance door and a pleasant selection of established shrubs which offer privacy and soften the initial approach. To the rear of the property there is again a totally low maintenance private rear garden which is securely fenced to all sides. The property also benefits from the advantage of off road parking which is located by a designated space just a short walk from the property itself.

This property is offered to the market with advantage of no upward chain and a viewing comes highly recommended to appreciate.

A DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH INTO THE:

ENTRANCE HALL

w: 2.74m x l: 1.68m (w: 9' x l: 5' 6")

With a ceiling light point, laminate floor and stairs providing access to the first floor landing.

KITCHEN

w: 2.74m x l: 1.68m (w: 9' x l: 5' 6")

Having a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer, space for a free standing electric cooker, plumbing for a washing machine and space for a free standing fridge/freezer. There is also a ceiling light point, tiled splashbacks and a double glazed window to the front elevation.

LIVING ROOM

w: 4.57m x l: 3.51m (w: 15' x l: 11' 6")

A lovely spacious reception room spanning the whole width of the property. There is a feature fireplace, wall mounted electric heater, ceiling light point, understairs storage and a double glazed door opening onto the private rear garden.

FIRST FLOOR LANDING

w: 2.18m x l: 1.7m (w: 7' 2" x l: 5' 7")

Having a ceiling light point.

BEDROOM ONE

w: 3.51m x l: 2.49m (w: 11' 6" x l: 8' 2")

A good sized double bedroom with a large fitted wardrobe. There is also a wall mounted electric radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM TWO

w: 3.51m x l: 2.77m (w: 11' 6" x l: 9' 1")

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

BATHROOM

w: 1.91m x l: 1.65m (w: 6' 3" x l: 5' 5")

With three piece suite comprising a panelled bath with wall mounted electric Mira sport shower over, wash hand basin and a Low flush WC. There is also part tiled walls, ceiling light point and an extractor fan.

OUTSIDE

Externally, this property has a low maintenance gravelled frontage with a central pathway and open storm porch over the front entrance door and a pleasant selection of established shrubs which offer privacy and soften the initial approach. To the rear of the property there is again a totally low maintenance private rear garden which is securely fenced to all sides. The property also benefits from the advantage of off road parking which is located by a designated space just a short walk from the property itself.

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. With vacant possession on completion.

MORTGAGE ADVICE

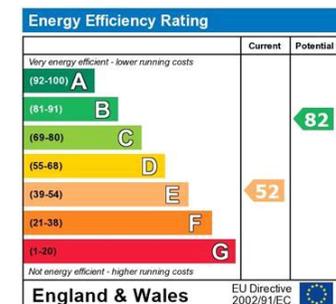
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the 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.







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.

Viewing by appointment only
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