



**1 Fircroft Avenue, Nottingham,
Nottinghamshire NG8 3AL**

£140,000

Tel: 0115 9680268



- No Upward Chain
- Semi Detached House
- Driveway & Rear Garden
- Two Double Bedrooms
- Spacious Living Room
- Modern Bathroom

A deceptively spacious two bedroom semi detached house located in a convenient location within walking distance to the local school. This property has previously proved to be an excellent investment property and would also provide an affordable yet spacious step on to the property ladder.

The accommodation comprises an entrance lobby, spacious living room, kitchen benefiting from a range of fitted neutral wall cupboards, base units and drawers, utility room and a downstairs WC. To the first floor landing there are two double bedrooms including a huge master which could easily be altered to create a third bedroom and a substantial family bathroom with three piece suite.

Externally, this property also enjoys a substantial outside space having an initial generous frontage which can provide off road parking for a couple of cars and a side access gate which opens onto the rear. The rear garden itself is again both well proportioned yet manageable plenty of room to sit out and enjoy or for the kids to play and particularly private with mature hedges, shrubs and comes majority laid to lawn.

A SOLID SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH INTO THE:

ENTRANCE HALL

w: 1.32m x l: 0.71m (w: 4' 4" x l: 2' 4")

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

LIVING ROOM

w: 4.34m x l: 3.2m (w: 14' 3" x l: 10' 6")

A large 14ft living room with a radiator, ceiling light point, laminate flooring, door opening into the kitchen and a double glazed window to the front elevation.

KITCHEN

w: 2.51m x l: 2.44m (w: 8' 3" x l: 8')

With a range of fitted wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer. Integrated oven, four ring electric hob with extractor hood over. There is also space for an undercounter fridge, ceiling spotlights, double glazed window to the rear elevation and door into the:

UTILITY

w: 1.65m x l: 1.22m (w: 5' 5" x l: 4')

A handy utility room with a working surface with sink with drainer, cupboards, plumbing for a washing machine, space for a tumble dryer, ceiling light point and an access door to the rear elevation.

DOWNSTAIRS WC

w: 1.09m x l: 0.71m (w: 3' 7" x l: 2' 4")

With two piece suite comprising a Low flush WC and wash hand basin. There is also ceiling lighting and an obscure double glazed window to the rear elevation.

FIRST FLOOR LANDING

w: 2.26m x l: 1.96m (w: 7' 5" x l: 6' 5")

With a ceiling light point.

BEDROOM ONE

w: 5.33m x l: 2.82m (w: 17' 6" x l: 9' 3")

A huge 17ft double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 2.87m x l: 2.82m (w: 9' 5" x l: 9' 3")

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

BATHROOM

w: 2.26m x l: 1.96m (w: 7' 5" x l: 6' 5")

A generously proportioned family bathroom with three piece suite comprising a panelled bath with shower over, Low flush WC and a stylish wash hand basin. There is also a radiator, ceiling light point and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, this property also enjoys a substantial outside space having an initial generous frontage which can provide off road parking for a couple of cars and a side access gate which opens onto the rear. The rear garden itself is again both well proportioned yet manageable plenty of room to sit out and enjoy or for the kids to play and particularly private with mature hedges, shrubs and comes majority laid to lawn.

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

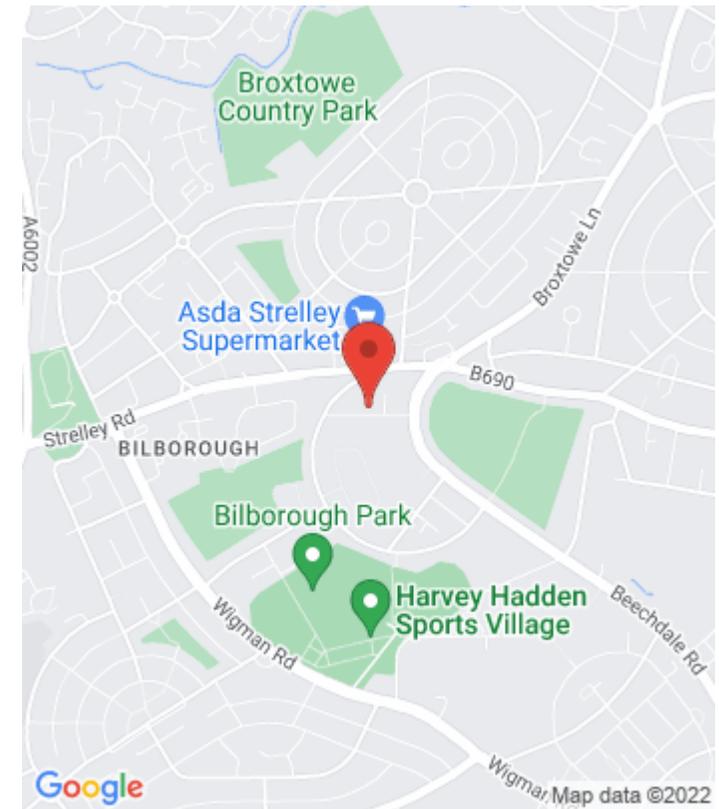
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the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







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			86
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

Viewing by appointment only
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