



**10 Glebe Street, Hucknall, Nottingham,
Nottinghamshire NG15 7DF**

£130,000

Tel: 0115 9680268



- Traditional End Terraced House
- Two Bedrooms
- Two Large Reception Rooms
- Modern Bathroom
- Neutral Fitted Kitchen
- Sold With Sitting Tenant

A wonderfully maintained and well-loved traditional end terraced house being sold with some fabulous tenants. If you are current investment landlord looking to add to your portfolio or for someone looking to make their first steps into renting a property out, then we couldn't be surer that this is the perfect opportunity for you.

The internal accommodation is both well-proportioned and well laid out. It enjoys an initial front reception room which opens into a second spacious reception room which provides easy access into the neutral and timeless kitchen. To the first floor landing there are two bedrooms including one large double room, a fully tiled family bathroom and finally stairs providing access up to a generously proportioned attic room.

Externally, this property is situated on a quiet residential street in an extremely convenient location just a short walk away from a selection of shops and a well-serviced bus route. The private rear garden is split relatively evenly, consisting of a patio area to one side and the other side laid to lawn with a further raised decked sitting area to the top of the garden.

LOUNGE

w: 3.56m x l: 3.38m (w: 11' 8" x l: 11' 1")

An initial front reception room set as a light and bright lounge with a radiator, ceiling light point, double glazed window to the front elevation and a door into the inner hallway.

INNER HALL

A walk through hallway dividing the front and rear reception rooms with a ceiling light point and stairs providing access to the first floor landing.

SECOND RECEPTION ROOM

w: 3.94m x l: 3.56m (w: 12' 11" x l: 11' 8")

A substantial second reception room which is currently being utilised as a dining room with a radiator, ceiling light point, understairs storage cupboard, double glazed door opening onto the rear garden and an open plan access into the kitchen.

KITCHEN

w: 3.35m x l: 1.63m (w: 11' x l: 5' 4")

A neutral and modern kitchen offering plenty of storage having a tasteful range of wall cupboards, base units and drawers with wood effect working surfaces over. Inset stainless steel sink with drainer and mixer tap. There is an integrated oven, four ring gas hob with wall mounted extractor hood over. Plumbing for a washing machine, space for an undercounter fridge/freezer, tiled splashbacks, tiled floor and a double glazed window looking onto the rear garden.

FIRST FLOOR LANDING

w: 2.18m x l: 1.57m (w: 7' 2" x l: 5' 2")

With a ceiling light point and stairs providing access into the attic room.

BEDROOM ONE

w: 3.58m x l: 3.38m (w: 11' 9" x l: 11' 1")

A large double bedroom with a radiator, ceiling light point and double glazed windows to the front and side elevations.

BEDROOM TWO

w: 2.95m x l: 1.75m (w: 9' 8" x l: 5' 9")

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

BATHROOM

w: 2.9m x l: 1.27m (w: 9' 6" x l: 4' 2")

A modern and tasteful fully tiled bathroom having a three piece suite comprising a panelled bath with shower over, wash hand basin with chrome mixer tap and a Low flush WC. There is also a ceiling light point and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, this property is situated on a quiet residential street in an extremely convenient location just a short walk away from a selection of shops and a well serviced bus route. The private rear garden is split relatively half and half which consists of a patio area to one side and the other being laid to lawn with a further raised decked sitting area to the top 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. With sitting tenants 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.

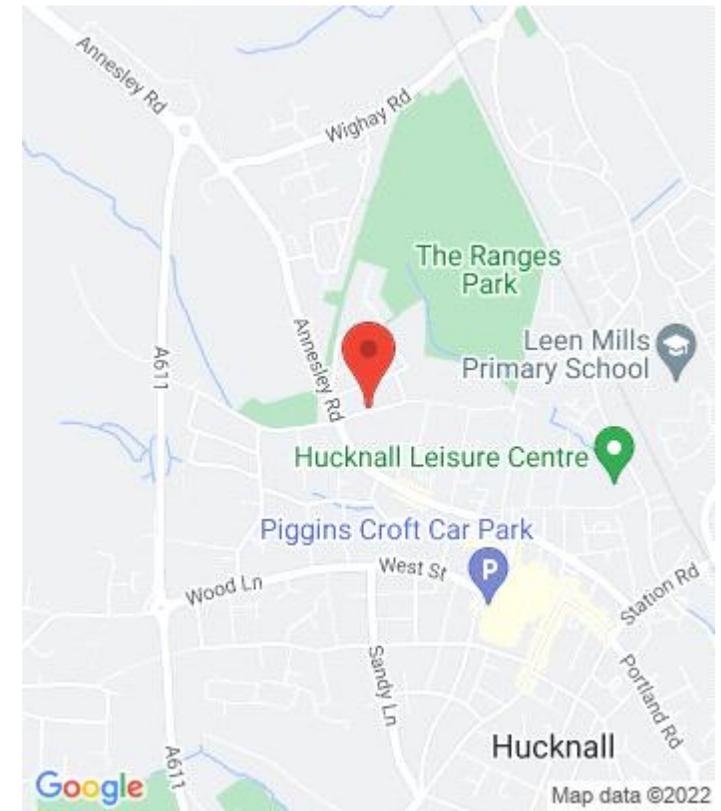
FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any 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			
(55-68) D			72
(39-54) E			
(21-38) F		31	
(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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