



**3 Ashbourne Court, Nottingham,
Nottinghamshire NG6 8WE**

£150,000

Tel: 0115 9680268



- Modern End Town House
- Spacious Living Room
- Two Generous Bedrooms
- Neutral Bathroom
- Modern Kitchen
- No Upward Chain
- Private Rear Garden
- Quiet Cul-De-Sac

An ideal first home but could also prove to be a shrewd investment property offering a potential rental income up to £695 PCM. The property comes nestled in a lovely position in the centre of a quiet cul-de-sac right at the heart of a popular residential development of a pleasant variety of all different privately owned homes. The property offers a well-proportioned space and modern internal decor, also boasting an incredibly convenient location within easy reach of a selection of popular local schools and excellent transport links.

The accommodation comprises an entrance porch with access into the entrance hall, lounge diner with double glazed patio doors to the rear which allows a good amount of natural light to enter the property and a well utilised tasteful kitchen with a range of fitted units. To the first-floor landing there are two well-proportioned bedrooms and a neutral bathroom with a modern white three piece suite.

Externally, the property has a neat and tidy, low maintenance gravelled frontage and also benefits from plenty of room for parking to the front of the property. To the rear, there is a private rear garden with a patio sitting area, shed that is to be included within the sale, there is also a double opening convenient access gate to the side which helps provide seamless access from front to back and also could offer a secure additional space for off road parking for a small car if required.

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

ENTRANCE PORCH

w: 1.45m x l: 0.94m (w: 4' 9" x l: 3' 1")

With a double glazed internal access door opening into the entrance hall.

ENTRANCE HALL

w: 2.92m x l: 1.73m (w: 9' 7" x l: 5' 8")

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

KITCHEN

w: 2.9m x l: 1.88m (w: 9' 6" x l: 6' 2")

Having a range of high gloss ice white wall cupboards, base units and drawers with working surfaces over. Inset stainless steel sink with drainer and chrome mixer tap. Integrated oven, four ring electric hob with concealed extractor hood over. There is also plumbing for a washing machine, space for a free standing fridge freezer. Ceiling light point, tiled splashbacks and a double glazed window to the front elevation.

LIVING ROOM

w: 4.72m x l: 3.78m (w: 15' 6" x l: 12' 5")

A deceptively spacious reception room spanning the whole width of the rear of the property with a wall mounted gas fire, ceiling light point, radiator and double glazed sliding patio doors opening onto the rear garden.

FIRST FLOOR LANDING

w: 2.16m x l: 1.75m (w: 7' 1" x l: 5' 9")

With a ceiling light point and a loft hatch.

BEDROOM ONE

w: 3.81m x l: 2.92m (w: 12' 6" x l: 9' 7")

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

BEDROOM TWO

w: 3.78m x l: 2.46m (w: 12' 5" x l: 8' 1")

A second bedroom, again suitable to be used as double having a radiator, ceiling light point and a double glazed window to the front elevation.

BATHROOM

w: 2.13m x l: 1.98m (w: 7' x l: 6' 6")

A neutral bathroom with a three piece suite comprising a panelled bath with electric wall mounted shower over, wash hand basin and a Low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window to the side elevation.

OUTSIDE

Externally, the property has a neat and tidy, low maintenance gravelled frontage and also benefits from plenty of room for parking to the front of the property. To the rear, there is a private rear garden with a patio sitting area, shed that is to be included within the sale, there is also a double opening convenient access gate to the side which helps provide seamless access from front to back and also could offer a secure additional space for off road parking for a small car if required.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben 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.

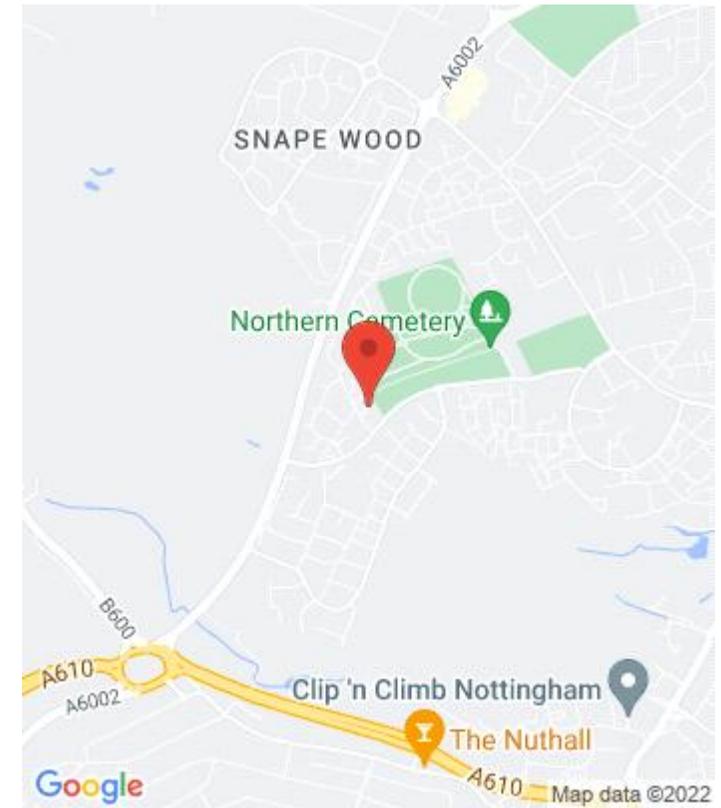
FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding 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		87
(69-80)	C		
(55-68)	D	58	
(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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