



**62 Repton Road, Nottingham,
Nottinghamshire NG6 9GE**

£145,000

Tel: 0115 9680268



- Traditional Terraced House
- Large Family Bathroom
- Extended Kitchen
- Viewing Highly Recommended
- Two Double Bedrooms
- Two Substantial Reception Rooms
- Low Maintenance Garden
- Perfect For Investors & First Time Buyers

This spacious, traditional terraced house offers an excellent opportunity for either those looking to take their first steps onto the property ladder or those looking to make a shrewd investment to add to a rental portfolio offering an excellent rental income. This property has a fantastic amount of living space is well presented and neutral throughout and has also benefited from a full update to the ground floor including a brand new modern shower room and a stylish and timeless fully fitted kitchen. This property also boasts an impressive ultra convenient location within walking distance to well renowned local schools and closely located to and a host of excellent amenities.

The accommodation comprises a particularly light lounge with central walk-through hallway into the first reception room which is currently utilised as a lounge and a second spacious reception room and a neutral extended fully fitted kitchen. To the first-floor landing there are two well-proportioned double bedrooms and a large four piece family bathroom.

Externally, this property has a small low maintenance frontage offering some space for bin storage tucked neatly behind the low-level brick walled front boundary. To the rear of the property there is a securely fenced courtyard style garden with patio area and a garden shed.

LOUNGE

w: 3.43m x l: 3.28m (w: 11' 3" x l: 10' 9")

Having a cosy reception room with a feature fireplace, radiator, laminate floor, double glazed window to the front elevation and door opening into the:

SECOND RECEPTION ROOM

w: 3.61m x l: 3.28m (w: 11' 10" x l: 10' 9")

A large second reception room currently in use as a dining room with a feature fireplace with inset electric fire, radiator, ceiling light point, double glazed window to the rear elevation.

KITCHEN

w: 5.61m x l: 1.83m (w: 18' 5" x l: 6')

An extended kitchen having an extensive range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring electric hob. There is plumbing for a washing machine, space for fridge freezer, ceiling spotlights, two double glazed windows to the rear elevation and a double glazed door opening to the rear elevation.

FIRST FLOOR LANDING

w: 4.62m x l: 0.64m (w: 15' 2" x l: 2' 1")

With a ceiling light point.

BEDROOM ONE

w: 3.43m x l: 3.25m (w: 11' 3" x l: 10' 8")

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

BEDROOM TWO

w: 3.58m x l: 2.39m (w: 11' 9" x l: 7' 10")

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

BATHROOM

w: 3.45m x l: 1.83m (w: 11' 4" x l: 6')

A large family bathroom with four piece suite comprising a panelled bath with mixer tap over, corner shower enclosure, pedestal wash hand basin with chrome mixer tap and a Low flush WC. There is also a chrome heated towel rail, ceiling light, part tiled walls and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, this property has a small low maintenance frontage offering some space for bin storage tucked neatly behind the low-level brick walled front boundary. To the rear of the property there is a securely fenced courtyard style garden with patio area and a garden shed.

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

This property is a freehold property, currently with a sitting tenant 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.



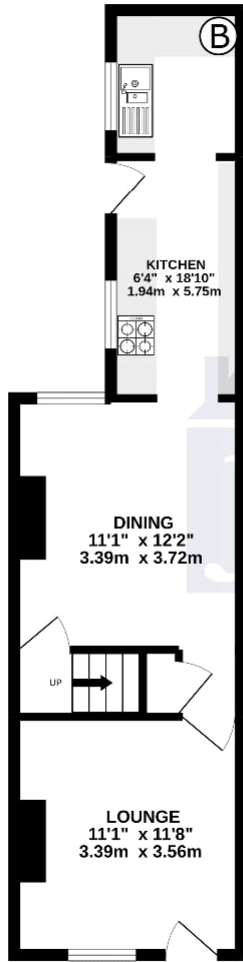




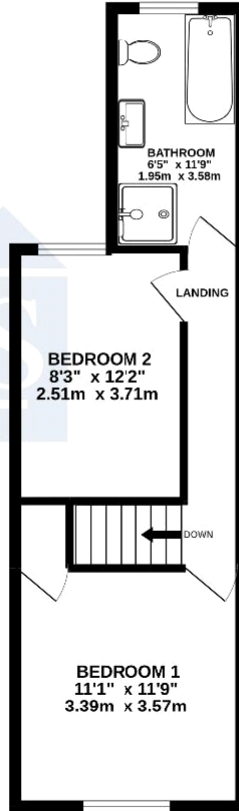
GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.

TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	74
(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 efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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