



**15 Walnut Tree Gardens, Nottingham,
Nottinghamshire NG6 7DB**

£175,000

Tel: 0115 9680268



- Viewing Highly Recommended
- Three Spacious Bedrooms
- Large Kitchen With Central Island
- Front & Rear Gardens
- Large Terraced House
- Neutral Fitted Shower Room

A well positioned large terraced house which offers a staggeringly deceptively spacious internal layout. This home has been loved, enjoyed and immaculately maintained by the current owner and offers three bedrooms all of which you could fit a double bed in alongside, two equally balanced reception rooms including a modern yet timeless kitchen with central island.

The accommodation comprises an rear entrance porch with plenty of fitted storage, an open plan entrance hall that runs from front to back with open plan access into the large yet cosy living room and access into a handy downstairs WC and a well fitted kitchen. To the first floor landing there are three bedrooms and a bathroom with three piece suite.

Externally this property comes located at the start of quiet residential street of Walnut Tree Gardens itself having a secure front and rear outside space which has been delightfully finished with Indian sandstone paving. There is also an open fronted outbuilding providing some excellent covered storage space.

ENTRANCE HALL

Open plan entrance hall that opens directly into the lounge, there is ceiling lighting, radiator.

LOUNGE

A spacious yet cosy lounge with a feature fireplace with inset electric fire. Central ceiling light point and double glazed patio doors opening onto the rear elevation.

KITCHEN

A well proportioned kitchen fitted with a timeless range of shaker style wall cupboards, base units and drawers and a matching central island. Inset one and a half bowl sink with drainer and chrome mixer tap. Integrated oven, four ring hob with extractor hood over, plumbing for a washing machine and dishwasher. Space for a free standing American fridge/freezer. There is a radiator, ceiling spotlights and a double glazed window to the front elevation.

DOWNSTAIRS WC

With a two piece suite comprising a low flush WC and a wash hand basin with chrome mixer tap. There is modern feature tiling to the walls, ceiling light point and an extractor fan.

FIRST FLOOR LANDING

With a ceiling light point.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

A third deceptively large bedroom again suitable to host a double bed with a radiator, ceiling light point and a double glazed window to the rear elevation.

SHOWER ROOM

A neutral shower room with a three piece suite comprising a walk in shower with wall mounted electric shower. Low flush WC and a wash hand basin with internal fitted storage beneath. There is a chrome heated towel rail, ceiling lighting and an obscure double glazed window to the front elevation.

OUTSIDE

Externally this property comes located at the start of quiet residential street of Walnut Tree Gardens itself having a secure front and rear outside space which has been delightfully finished with Indian sandstone paving. There is also an open fronted outbuilding providing some excellent covered storage space.

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.

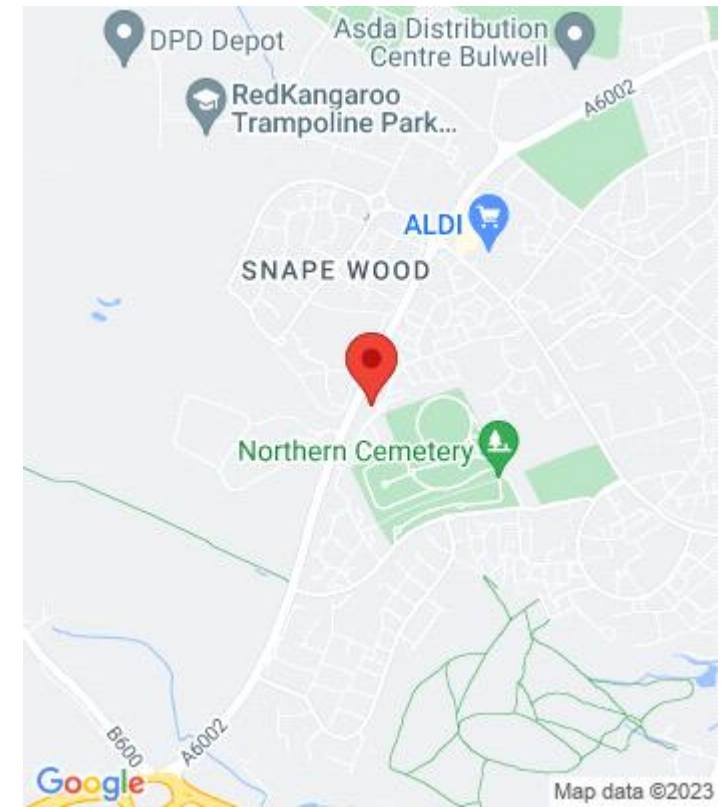
FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding 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.









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