



**6 Byron Road, Annesley, Nottingham,
Nottinghamshire NG15 0AH**

£150,000

Tel: 0115 9680268



- Three Bedrooms
- Modern & Well Presented
- No Upward Chain
- Two Reception Rooms
- Neutral Fitted Kitchen
- Modern Bathroom

Are you in the market for an affordable home that is easy on the eye and deceptively spacious both inside and out. Then call us today as we offer to the open market this well presented and recently decorated traditional terraced house with excellent positioning with open field frontage, large rear garden, and a generous amount of living space to both the ground and first floor.

The internal accommodation comprises an open light and spacious living space which has a wonderful seamless flow from the original two separate reception rooms. There is also a neutral fitted kitchen and a substantial family bathroom with four-piece suite. To the first-floor landing there are three generously proportioned bedrooms.

A well-positioned property, standing in an excellent position with a pleasant open aspect to the front. To the rear of the property there is an initial secure courtyard area with outbuilding then moving on toward a further large secure rear garden which is majority laid to lawn with an additional outhouse storage space to the front and rear of the garden itself.

OPEN PLAN LOUNGE & DINING

Two substantial reception rooms that have been opened up to create a free flowing living space.

LOUNGE AREA

w: 4.47m x l: 2.69m (w: 14' 8" x l: 8' 10")

With a radiator, ceiling light point and a double glazed door and window to the front with open aspect.

SECOND RECEPTION ROOM

w: 4.47m x l: 3.23m (w: 14' 8" x l: 10' 7")

A spacious second versatile reception room which could be again used as either the living or dining area. There is a radiator, ceiling light point, internal door into the kitchen, door to the stairs, understairs storage room and double glazed window to the rear elevation.

KITCHEN

w: 3.89m x l: 2.03m (w: 12' 9" x l: 6' 8")

A modern and neutral fitted kitchen with wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. There is free standing cooker, plumbing for a washing machine, space for a free standing fridge/freezer. There is a ceiling light point, tiled splashbacks, window and door onto the rear elevation and access door into the downstairs bathroom.

BATHROOM

w: 2.46m x l: 1.68m (w: 8' 1" x l: 5' 6")

A ground floor spacious bathroom with modern four piece suite comprising a panelled bath with chrome mixer tap, shower enclosure with wall mounted shower, wash hand basin with chrome mixer tap and a low flush WC. There is modern tiling to the walls, ceiling light point and an obscure double glazed window to the rear elevation.

FIRST FLOOR LANDING

With a ceiling light point.

BEDROOM ONE

w: 4.5m x l: 2.74m (w: 14' 9" x l: 9')

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

BEDROOM TWO

w: 3.23m x l: 2.49m (w: 10' 7" x l: 8' 2")

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

BEDROOM THREE

w: 4.17m x l: 1.91m (w: 13' 8" x l: 6' 3")

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

OUTSIDE

A well positioned property, standing in an excellent position with a pleasant open aspect to the front. To the rear of the property there is an initial secure courtyard area with outbuilding then moving on toward a further large secure rear garden which is majority laid to lawn with an additional outhouse storage space to the front and rear of the garden itself.

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

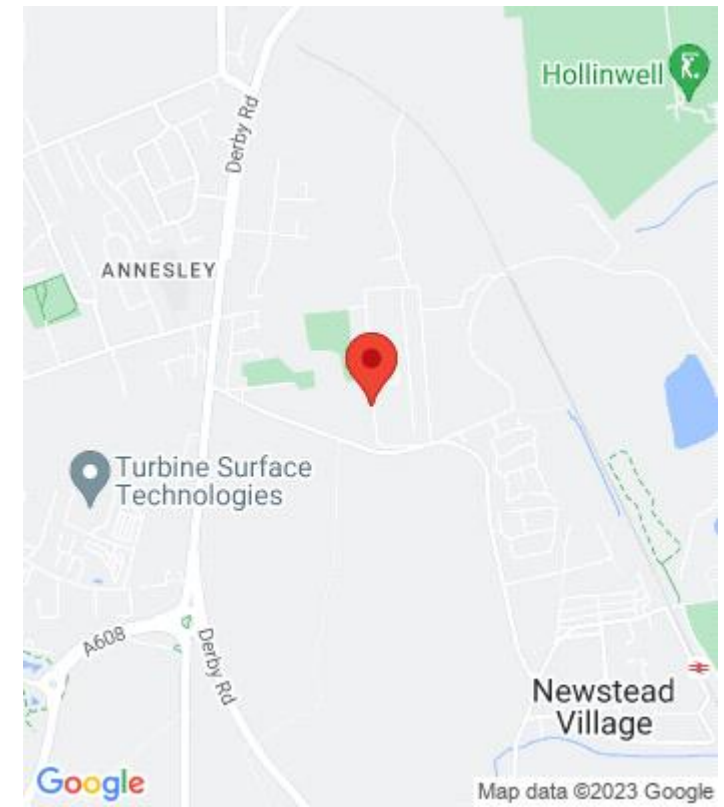
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.











Viewing by appointment only
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