



**41 Glenorchy Crescent, Nottingham,
Nottinghamshire NG5 9LG**

£185,000

Tel: 0115 9680268



- Spacious Terraced House
- Off Road Parking & Garage
- Viewing Highly Recommended
- No Upward Chain
- Three Bedrooms
- Two Reception Rooms
- Neutrally Presented Throughout
- Generous Rear Garden

A three-bedroom mid terraced house occupying a pleasant position set back from the road itself on the charming and particularly quiet residential cul-de-sac of Glenorchy Crescent. Our client has recently been letting the property out and is finished in an easy on the eye neutral manner and would be a perfect investment property to add to the portfolio or those first time buyers looking for a generous and well-proportioned family home to enjoy for many years to come.

The accommodation comprises an entrance hall, generously spacious lounge and a large open plan dining kitchen fitted with a neutral range of units. The first-floor landing leads to three bedrooms all of which are well proportioned and finally a family bathroom with three piece suite.

The property is positioned in a popular residential location within easy access to amenities and local schools. Externally, there is a low maintenance frontage which is pebbled and provides off road parking space with a garage just located opposite the property itself. The rear garden benefits from a particularly pleasant light and bright aspect and includes an initial patio area and a substantial well maintained lawned area.

ENTRANCE HALL

w: 2.21m x l: 1.27m (w: 7' 3" x l: 4' 2")

With a ceiling light point and stairs to the first floor landing.

LIVING ROOM

w: 4.14m x l: 3.71m (w: 13' 7" x l: 12' 2")

A light and spacious lounge with wall mounted electric fire. There is also a ceiling light point, radiator, double glazed window to the front elevation and an access door into the:

OPEN PLAN DINING KITCHEN

w: 4.65m x l: 3.45m (w: 15' 3" x l: 11' 4")

A kitchen with a range of wall cupboards, base units and drawers with stylish working surfaces over. Inset stainless steel sink with drainer and chrome mixer tap. Freestanding cooker, plumbing for a washing machine, space for a fridge/freezer. There is also a ceiling light point, tiled splashbacks double glazed window and patio doors to the rear elevation.

FIRST FLOOR LANDING

w: 2.46m x l: 1.91m (w: 8' 1" x l: 6' 3")

With a radiator, ceiling light point and a loft hatch.

BEDROOM ONE

w: 4.19m x l: 2.57m (w: 13' 9" x l: 8' 5")

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

BEDROOM TWO

w: 2.64m x l: 2.54m (w: 8' 8" x l: 8' 4")

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

BEDROOM THREE

w: 3.23m x l: 1.88m (w: 10' 7" x l: 6' 2")

A generously proportioned third bedroom having a radiator, ceiling light point and a double glazed window to the front elevation.

FAMILY BATHROOM

w: 1.88m x l: 1.57m (w: 6' 2" x l: 5' 2")

A bathroom with three piece suite comprising of a panelled bath with shower over. Pedestal wash hand basin. Low flush WC, part tiled walls, ceiling light point, radiator and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, there is a low maintenance frontage which is pebbled and provides off road parking space with a garage just located opposite the property itself. The rear garden benefits from a particularly pleasant light and bright aspect and includes an initial patio area and a substantial well maintained lawned area.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by 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. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

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.

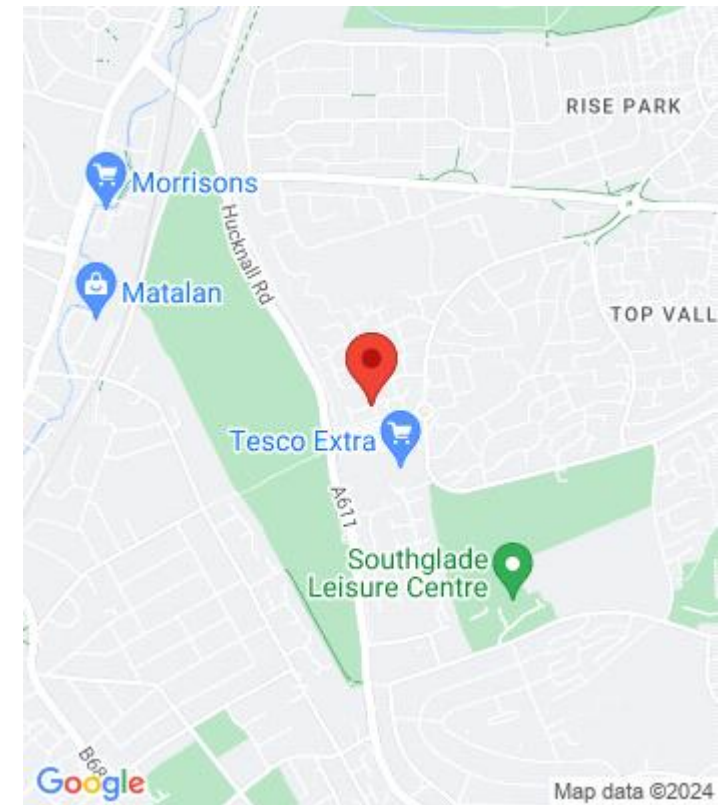












Viewing by appointment only
JMS Sales & Lettings
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

