



**55 St. Albans Road, Nottingham,
Nottinghamshire NG6 9JQ**

£140,000

Tel: 0115 9680268



- Traditional Terraced House
- Neutral Bathroom
- Viewing Highly Recommended
- Three Bedrooms
- Two Reception Rooms
- Fantastic Sitting Tenant

An excellent opportunity to acquire a three-bedroom traditional terraced house, a great investment property. This large property has proved to be an excellent investment over the years for our current vendor due to both its space and positioning. We are certain it will appeal to a wide variety of buyers including first time buyers and investors due to the current respected sitting tenants.

The accommodation comprises an initial reception room which opens into the second reception room. A fitted kitchen which is accessed off the rear reception room completing the ground floor, the main bathroom at the rear of the property. To the first floor landing there are two double bedrooms, further stairs then leading to the generous attic bedroom.

Externally, excellent transport links and also comes located within walking distance to an array of amenities. To the rear of the property there is an initial secure courtyard area then moving on toward a further large secure rear garden.

LOUNGE

w: 3.73m x l: 3.58m (w: 12' 3" x l: 11' 9")

With UPVC front door access from the street, this is a spacious living area, with UPVC double glazed window to the front elevation, double sockets, ceiling & wall light fittings and two wall mounted radiators

DINING ROOM

w: 3.73m x l: 3.58m (w: 12' 3" x l: 11' 9")

Accessed from lounge, with entrance to kitchen and door leading to stairs to first floor. UPVC double glazed window facing the rear elevation, double sockets, ceiling light fitting and wall mounted radiator

KITCHEN

w: 3.05m x l: 1.75m (w: 10' x l: 5' 9")

With integrated oven, hob and double sink, space for fridge freezer and tiled floor. UPVC double glazed window facing the side elevation, double socket and ceiling light fitting

BATHROOM

w: 2.57m x l: 1.7m (w: 8' 5" x l: 5' 7")

To the rear with a window to side elevation. With toilet, bath, shower above bath and wash hand basin.

BEDROOM ONE

w: 3.73m x l: 3.58m (w: 12' 3" x l: 11' 9")

Large double bedroom with UPVC double glazed window to the front elevation. Double sockets, ceiling light fitting and wall mounted radiator.

BEDROOM TWO

Large double bedroom with UPVC facing the rear elevation. Additional storage space for housing the boiler. Double sockets, ceiling light fitting and wall mounted radiator.

BEDROOM THREE

w: 3.68m x l: 2.79m (w: 12' 1" x l: 9' 2")

Generous attic bedroom with UPVC double glazing face the side elevation. Ceiling light fitting and wall mounted radiator

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.

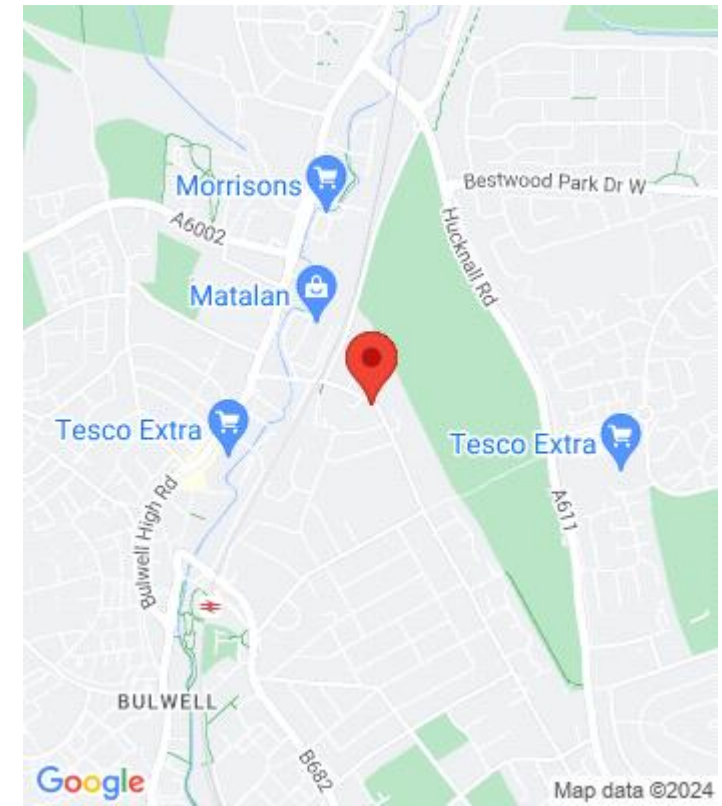
FIXTURES & FITTINGS

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.









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