



**1 Kelfield Close, Nottingham,
Nottinghamshire NG6 0EX**

£175,000

Tel: 0115 9680268



- Off Road Parking
- Front & Rear Gardens
- No Upward Chain
- Quiet Residential Road
- Spacious Family Home
- Three Bedrooms

A well proportioned three bedroom family home with plenty of scope and potential for modernisation but currently offers a well maintained internal accommodation with plenty of space on offer both internally and externally having substantial living room & spacious kitchen with breakfast bar dining area, three bedrooms, private driveway and substantial gardens to both the front and rear of property. All coming located on a particularly quiet residential road.

The property is perfectly suited for those first time buyers looking to make their first steps onto the property market or for investors looking for a substantial home with excellent rental return capabilities which is offered to the market with the advantage of no upward chain.

The internal accommodation comprises an entrance hallway, spacious lounge and a well utilised kitchen with breakfast bar area. To the first floor landing there are three bedrooms and a bathroom with three piece suite.

Externally, the property stands centrally on a substantial plot which has an initial opening onto a driveway and generous gardens to both the front and rear of the property due to it being located on an excellent corner plot. There is a gated entrance to the rear garden which is both generous in size but manageable and has a private feel due to hedged boundaries.

ENTRANCE HALL

w: 1.24m x l: 0.81m (w: 4' 1" x l: 2' 8")

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

LOUNGE

w: 4.52m x l: 3.61m (w: 14' 10" x l: 11' 10")

A well proportioned lounge with a radiator, ceiling light point, central feature fireplace, double glazed window to the front elevation and door into the:

KITCHEN

w: 4.6m x l: 2.64m (w: 15' 1" x l: 8' 8")

A well proportioned kitchen with breakfast bar area for dining making it a well worked and flexible space. Having wall cupboards, base units and drawers. Space for a cooker, wall mounted extractor hood over, plumbing for a washing machine, space for a fridge & freezer. There is also a radiator, ceiling lighting, double glazed window and door opening into the rear garden and a door opening into the downstairs WC.

DOWNSTAIRS WC

w: 2.67m x l: 0.76m (w: 8' 9" x l: 2' 6")

With a low flush WC and a wash hand basin. There is also a ceiling light and an obscure double glazed window to the rear elevation.

FIRST FLOOR LANDING

w: 4.83m x l: 0.79m (w: 15' 10" x l: 2' 7")

With a ceiling light point and a double glazed window to the front elevation.

BEDROOM ONE

w: 3.43m x l: 2.9m (w: 11' 3" x l: 9' 6")

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

BEDROOM TWO

w: 2.69m x l: 2.49m (w: 8' 10" x l: 8' 2")

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

BEDROOM THREE

w: 2.69m x l: 2.49m (w: 8' 10" x l: 8' 2")

With a radiator, ceiling light point and a double glazed window to the rear elevation.

BATHROOM

w: 2.92m x l: 2.01m (w: 9' 7" x l: 6' 7")

With a three piece suite comprising a panelled bath, low flush WC and a pedestal wash hand basin with chrome taps. There is a heated towel radiator, ceiling lighting and an obscure double glazed window to the front elevation.

OUTSIDE

Externally, the property stands centrally on a substantial plot which has an initial opening onto a driveway and generous gardens to both the front and rear of the property due to it being located on an excellent corner plot. There is a gated entrance to the rear garden which is both generous in size but manageable and has a private feel due to hedged boundaries.

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.

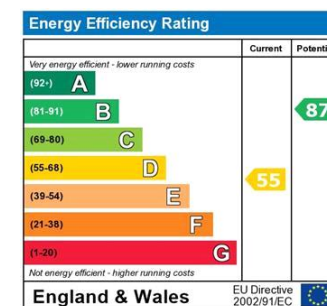
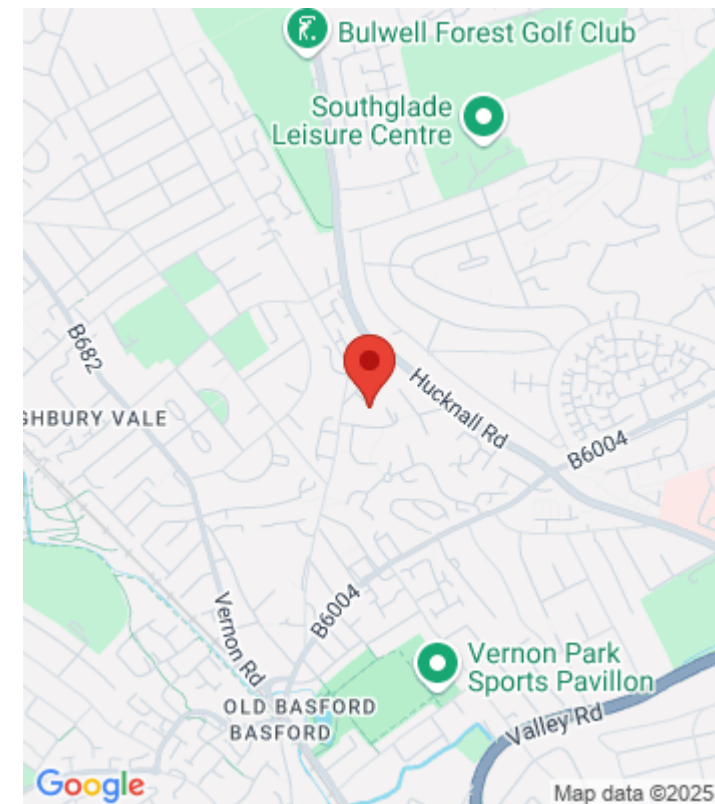
FIXTURES & FITTINGS

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

