



**16 Lechlade Road, Nottingham,
Nottinghamshire NG5 5JQ**

Offers Over £160,000

Tel: 0115 9680268



- End Terraced House
- Convenient Location
- Spacious Living Room
- No Upward Chain
- Excellent Scope & Potential
- Three Bedrooms

A generously proportioned, three bedroom end terraced house brimming with scope and potential to put your own stamp on this spacious and well placed home. The current owner has recently added a new range of kitchen units and also the location is particularly handy with great access to the city with well serviced bus routes.

The accommodation comprises an entrance hallway, spacious lounge, kitchen with newly fitted units and a handy rear lobby. To the first floor landing there are three bedrooms and a separate bathroom and WC.

Externally, the property stands in a private position behind a hedged front boundary with a tiered front garden lowering toward the property itself which gives a pleasant private feel. To the rear the plot continues to tier toward the rear boundary but offers plenty of space having an initial patio area and lower level which is laid to lawn.

ENTRANCE HALL

w: 1.75m x l: 1.27m (w: 5' 9" x l: 4' 2")

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

LOUNGE

w: 4.47m x l: 4.19m (w: 14' 8" x l: 13' 9")

A generous living room with ceiling lighting, radiator, double glazed window to the front elevation and door opening into the:

KITCHEN

w: 3.78m x l: 2.9m (w: 12' 5" x l: 9' 6")

With wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. There is also a free standing electric cooker. Space for a free standing fridge/freezer and plumbing for a washing machine.

UTILITY

w: 2.97m x l: 1.52m (w: 9' 9" x l: 5')

A handy utility space / rear lobby with ceiling lighting and a UPVC door opening to the rear elevation.

FIRST FLOOR LANDING

w: 2.39m x l: 2.26m (w: 7' 10" x l: 7' 5")

With ceiling light point.

BEDROOM ONE

w: 3.96m x l: 3.1m (w: 13' x l: 10' 2")

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

BEDROOM TWO

w: 3.23m x l: 3.1m (w: 10' 7" x l: 10' 2")

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

BEDROOM THREE

w: 2.95m x l: 2.29m (w: 9' 8" x l: 7' 6")

A third and final bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

BATHROOM

w: 1.65m x l: 1.42m (w: 5' 5" x l: 4' 8")

With a two piece suite comprising a panelled bath and a wash hand basin. There is a ceiling light point and an obscure double glazed window to the rear elevation.

SEPARATE WC

w: 1.65m x l: 0.84m (w: 5' 5" x l: 2' 9")

With a low flush WC and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, the property stands in a private position behind a hedged front boundary with a tiered front garden lowering toward the property itself which gives a pleasant private feel. To the rear the plot continues to tier toward the rear boundary but offers plenty of space having an initial patio area and lower level which is laid to lawn.

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.

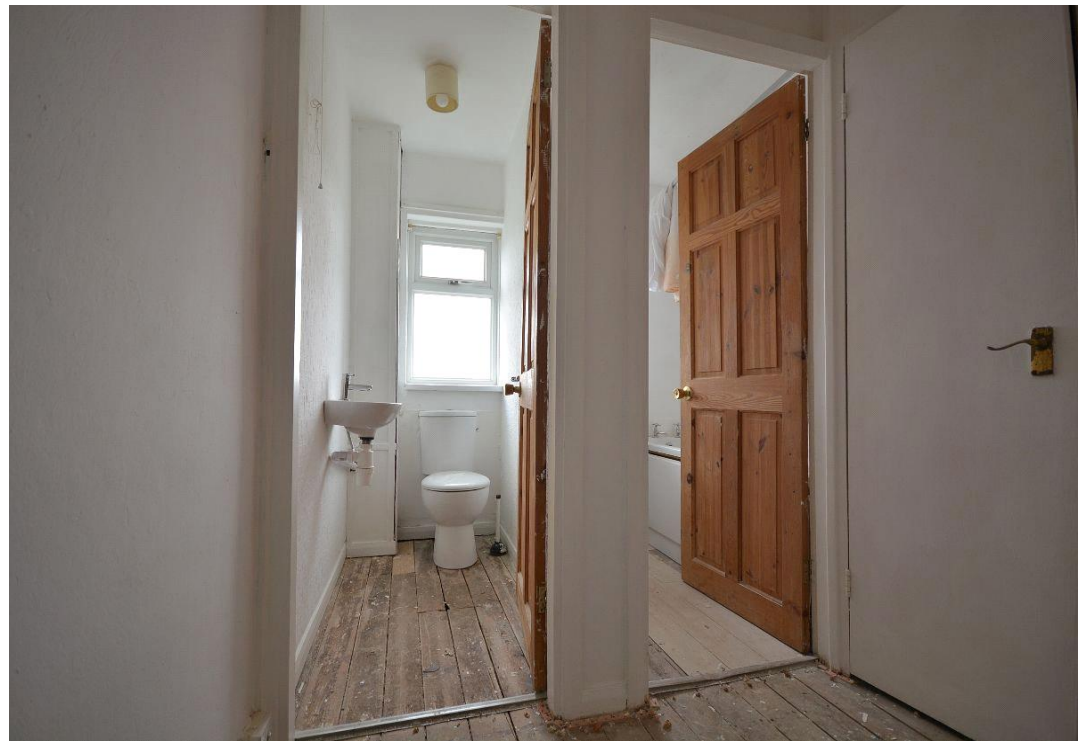
FIXTURES & FITTINGS

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.

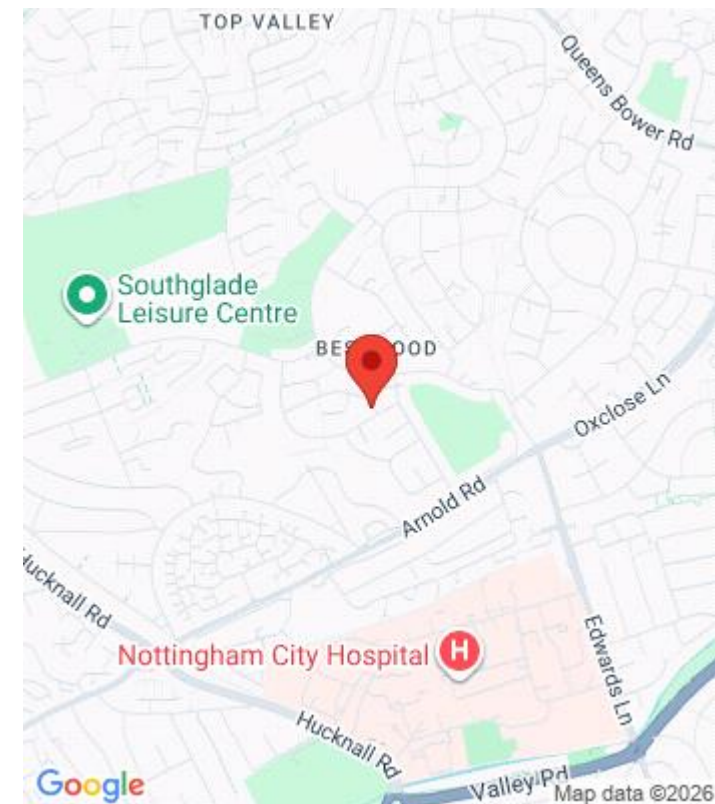
MORTGAGE ADVICE

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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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