

FOR
SALE



Palmerston Street, Underwood, Nottingham NG16 5GJ

£159,500 - Freehold

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PROPERTY SUMMARY

Palmerston Street is well located in the centre of the village, near a large variety of local amenities including the two local primary schools, shops, pubs, two local parks, bus routes and well-renowned walking routes through countryside. The accommodation briefly consists of a spacious lounge with open fire, kitchen/diner that leads to the family bathroom. Upstairs the master bedroom comes with a bespoke four poster bed, two further bedrooms and loft space which is currently being used as storage. This property is a must see and perfect for first time buyers and landlords.



ROOM DESCRIPTIONS

Lounge

Situated to the front elevation with a feature fireplace and open working multi fuel traditional fire grate, radiator, window to front elevation and oak effect flooring. matching seven-inch (175mm) skirting boards and architraves, ceiling covings, detailed door frames and window reveals throughout the property.

Inner Hall

Walking through the partially glazed door leads to the inner hall with useful under-stairs storage cupboard and access through to open plan kitchen diner. matching seven-inch (175mm) skirting boards and architraves, ceiling covings, detailed door frames and window reveals throughout the property.

Kitchen

Looking out to the rear yard with a variety of matching wall and base units, oven and four burner hob with extractor, sink and drainer unit, breakfast bar with barstools, window to rear elevation, fully glazed doorways through to the utility area and first floor access via staircase and tile effect laminate flooring. matching seven-inch (175mm) skirting boards and architraves, ceiling covings, detailed door frames and window reveals throughout the property.

Utility Area

With worktop with shelf over and tiled flooring. UPVC door with obscure glazing providing access to the rear yard and garden.

Bathroom

Situated at the rear of the property beyond the utility area the family bathroom comprises of a three-piece suite with bath and shower over, low level W/C and wash hand basin, obscure glazed window to right hand elevation, extractor and tiled flooring continuing on from the utility area.

Bedroom One

Situated to the front elevation this double bedroom has a bespoke built in fitted 4 poster bed with LED low level mood lighting and ample storage underneath, built in wardrobes either side of the chimney breast, built in dressing table and feature shelving within the chimney breast, window to the front elevation and carpet flooring.

Bedroom Two

Accessed from the upper hallway this double bedroom has a radiator, window to the rear elevation, access up into the loft room and carpet flooring. Included in the sale - office computer desk and chair.

Bedroom Three

Situated to the rear elevation this bedroom has carpeted flooring, radiator and window to the rear elevation. Included in the sale - folding single bed and small drawer unit.

Loft Area

Accessed from the second bedroom via a carpeted space saver staircase, a great space to be utilised as a gym, storage, office or even playroom with carpet throughout, a large shelf and attic space in the eaves on each side accessed via small doorways.

Outside

The front of the property sits behind a low boundary wall with a small, block paved area and boasts ample character features and a traditional wooden front door. The rear garden is low maintenance and has a bespoke brick patio with local bricks for a decorative edging, a step down to an astro turf area with a further step down to the rear workshop. There is permissible access to the rear of the property via a side alley four properties down.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: On Street.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Construction Type

Brick

EPC Rating: D (56)

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

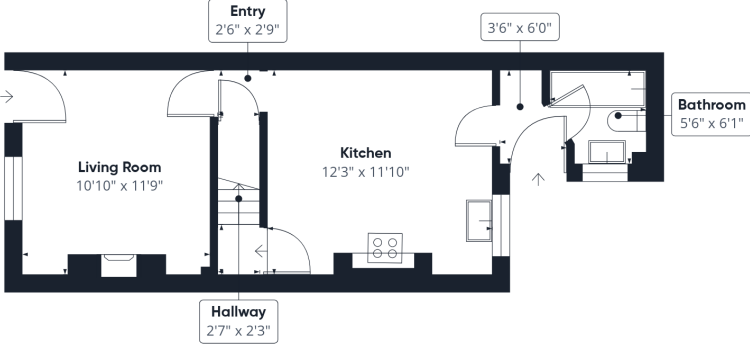
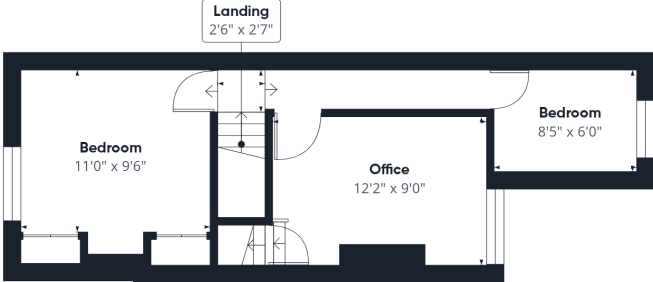
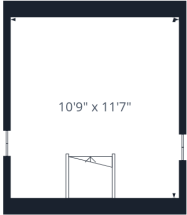
Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



 <p>Floor 0</p>	 <p>Floor 1</p>	<p>Approximate total area⁽¹⁾</p> <p>788 ft²</p>
 <p>Floor 2</p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>