

George Street, Pinxton.

£160,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present 'For Sale' this three bedroom home. Available to purchase with no upward chain and vacant possession, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Lounge, Living Room, Dining Area and Kitchen to the ground floor alongside three Bedrooms and the family Bathroom to the first floor.

Externally, the home benefits from fantastic rear garden that features impressive lawn area alongside gravelled space for entertaining ensuring the perfect area to host or relax. Timber fencing and mature shrubbery borders the space making it safe and secure for those with pets and young children.

FEATURES

- Perfect for access to A38 and M1
- Great First Home
- Viewing Absolutely Essential
- Walking Distance To All Local Amenities
- Walking Distance to Local Schools
- Private Rear Garden
- NO upward chain
- Owned Solar Panels



ROOM DESCRIPTIONS

Lounge

11' 9" x 10' 8" (3.58m x 3.25m) Accessed via composite door to front elevation with double glazed windows with bespoke fitted blinds to front elevation, wood effect flooring and wall mounted radiator. The centre piece of the room is lob burner on raised slate hearth.

Living/Dining Area

11' 9" x 10' 3" (3.58m x 3.12m) An open plan space with double glazed French doors accessing rear garden, a combination of carpeted flooring and wood effect flooring and two wall mounted radiators. Stairs rise to first floor.

Kitchen

12' 0" x 5' 9" (3.66m x 1.75m) Fitted with a modern set of wall & base units with work surfaces over incorporating a ceramic hob & electric oven, integrated under counter fridge & further spaces for appliances. A double glazed window overlooks the rear garden.

First Floor

Landing

Accessing all three Bedrooms and the family Bathroom.

Bedroom One

13' 10" x 11' 9" (4.22m x 3.58m) With double glazed window with bespoke fitted blinds to front elevation, wood effect flooring and wall mounted radiator. Over stairs cupboard provides valuable storage capacity.

Bedroom Two

7' 6" x 7' 4" (2.29m x 2.24m) With wood effect flooring and wall mounted radiator.

Bedroom Three

11' 8" x 7' 2" (3.56m x 2.18m) With double glazed window to the rear and wall mounted radiator.

Bathroom

With attractive suite comprising bath with shower over, vanity unit with wash hand basin and low level W.C. Tiling to the walls. Heated towel rail. Spotlights. Double glazed window to the rear.

Outside

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Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

