



**Thoresby Grove,
Offers Over £190,000**

**** SEMI DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS **
** IDEAL FOR FTB/YOUNG FAMILY ** GARDENS, GARAGE & PARKING ****

This three bedroom semi detached property would make an ideal purchase for a number of buyers. Ideally located within close proximity to the Quora retail park, shops and local schools.

Benefits from two reception rooms, GCH and DG.

The accommodation briefly comprises entrance hallway, lounge, kitchen and a dining room. There are three first floor bedrooms and a house bathroom.

To the outside there is a lawned garden to the rear with a driveway leading to a single garage.



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Hallway

Radiator.

Lounge

11'0" x 11'2" (3.35m x 3.40m")

Log effect gas fire with feature fireplace surround and radiator.

Kitchen

10'0" x 5'4" (3.05m x 1.63m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, dishwasher, plumbing for auto washer and store cupboard.

Dining Room

10'9" x 9'6" (3.28m x 2.90m")

Radiator.

First Floor Landing

Bedroom One

12'0" x 10'9" (3.66m x 3.28m")

Radiator.

Bedroom Two

10'2" x 10'10" (3.10m x 3.30m")

Radiator.

Bedroom Three

7'1" x 6'2" (2.16m x 1.88m")

Radiator and loft access via pull down ladder.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

Exterior

Patio and lawn garden to the rear with driveway leading to a single garage.

Council Tax Band

B

Tenure

FREEHOLD.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(91 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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