



61 Talbot Street
Pinxton, Nottinghamshire NG16 6PD
Offers Over £90,000

- A TWO BEDROOMED, PLUS ATTIC, PROPERTY WITH VACANT POSSESSION
- TWO SEPARATE RECEPTION ROOMS AND KITCHEN REQUIRING REPLACING
- TWO BEDROOMS AND ATTIC ROOM/POTENTIAL BEDROOM (SUBJECT TO REGULATIONS)
- RE-TILED ROOF, BRICK ELEVATION TO THE FRONT AND RENDERING TO THE REAR
- INCLUDES COMBINATION BOILER, DOUBLE GLAZING AND ELECTRICAL REPORT 2022
- REAR ENTRANCE AREA, LEADING TO THE GROUND FLOOR BATHROOM
- ON STREET PARKING TO THE FRONT AND GRASSED GARDEN TO THE REAR
- REQUIRING A COURSE OF UPGRADING, WITH END VALUE IN THE REGION OF £120,000-£130,000

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

Leave Mansfield on Sutton Road, turning left at the end of here onto Kings Mill Road East. After approximately 2 miles, turn left onto Sutton Road and at the small island, continue straight over onto Church Street. Turn right onto Pinxton Road and continue straight over onto Wharf Road. At the end of here, turn right onto Talbot Street.

ACCOMMODATION COMPRISES

LOUNGE

11'10 x 11'10 (3.61m x 3.61m)

Double glazed door and window to the front aspect. Radiator. Consumer unit, certificated in 2022.

DINING ROOM

11'9 x 11'9 (3.58m x 3.58m)

Double glazed rear aspect, radiator and stairs rising to the first floor.

KITCHEN

11'8 x 6'5 (3.56m x 1.96m)

Very basic fitments and stainless-steel sink unit and single drainer. Wall mounted combination boiler. Radiator. Single glazed window.

Rear entrance area. Half glazed back door. Access to the bathroom.

BATHROOM

Comprising bath, wash hand basin and WC. Radiator. Single glazed aspect.

FIRST FLOOR

LANDING

Stairs leading to the attic room.

BEDROOM ONE

12' x 11'10 (3.66m x 3.61m)

Double glazed front elevation.



BEDROOM TWO

12'1 x 11'9 (3.68m x 3.58m)

Radiator. Double glazed rear elevation.

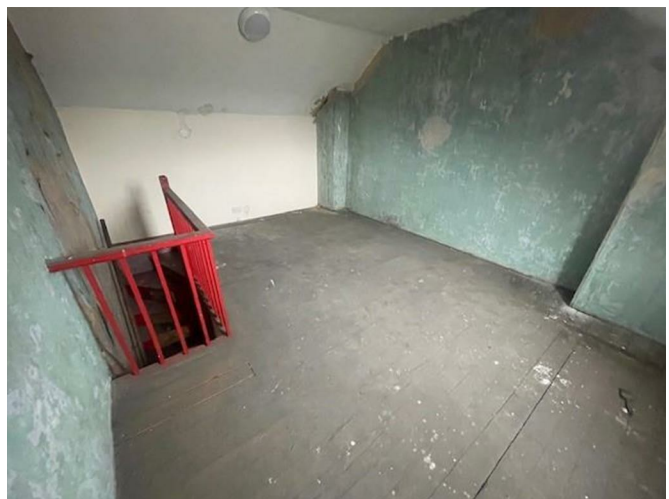


SECOND FLOOR

ATTIC ROOM

17'1 x 12' (5.21m x 3.66m)

Double glazed window.



OUTSIDE

There is a grassed garden to the rear. The property then backs onto a children's play park.



The property is in council tax band A (Bolsover District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5838/7.10.2025

