



Town Street
Pinxton Nottingham



Property Description

Situated in a popular residential location this is an ideal development opportunity offering versatile accommodation. The accommodation itself is a detached family residence with scope for conversion to flats with the necessary consents. The spacious accommodation has entrance porch leading to the entrance hall with stairs off to first floor. Lounge/diner being open plan to the kitchen which has wall and base units. A separate sitting room provides access to the ground floor shower room (in need of completion). To the first floor the landing is split into two sections, to the right is a bedroom in turn leading to a second bedroom/sitting room and bathroom with three piece suite. The second part of the landing again is split into an area having bathroom with three piece suite, further bedroom and access to the attic room. Externally the property has a driveway providing vehicle standing space and carport. The rear of the property has a larger than average garden with potential for a building plot subject to the necessary consents. The accommodation has double glazed windows throughout, the radiators have been installed however there is no connected heating system. Internal inspection is required to appreciate the scope and potential this accommodation has to offer.

Entrance Porch

Tiled floor in turn leading to the;

Reception Hall

Stairs off to first floor accommodation.

Lounge /Dining Room

11' 10" extending to 22' 3" x 10' 11" (3.61m extending to 6.78m x 3.33m)

Having double glazed window to the front elevation and double glazed french style doors to the rear. Stone archway in turn leads to the;

Kitchen

9' 10" x 13' 4" (3.00m x 4.06m)

Fitted with a range of wall and base units having complementary work surfaces over incorporating a single drainer sink unit. Plumbing for the automatic washing machine, double glazed window to the rear and complementary tiled floor.

Sitting Room/ Diner

11' 11" x 11' 11" (3.63m x 3.63m)

Double glazed window to the front. Access to;

Shower Room

Three piece suite comprising of shower base, wash hand basin and low flush W/C. Double glazed windows to the side. Purchaser notes ; please be advised the shower room is in need of completion.

First Floor

Landing

Split landing providing access to;

Bedroom One

11' 11" x 11' 10" (3.63m x 3.61m)

Double glazed window to the front and radiator. Door to;

Bedroom Two/Sitting Room

9' 11" x 12' 4" (3.02m x 3.76m)

Double glazed window to the side and window to the rear.

Bathroom

Three piece suite comprising of panel bath, pedestal wash hand basin and low flush W/C. Double glazed window to the rear.

Split Landing

Bedroom Three

11' 11" x 11' 11" (3.63m x 3.63m)

Double glazed window to the front and side elevation, stairs off to attic room.

Bathroom

9' 11" x 8' 10" (3.02m x 2.69m)

Three piece suite comprising of panel bath, pedestal wash hand basin and low flush W/C. Radiator and double glazed window to the rear.

Attic Room

9' 4" x 19' 3" (2.84m x 5.87m)

Window to the side elevation.

Outside

Approached by a 6 bar gate this double fronted property has driveway providing vehicle standing space for a number of cars. The driveway in turn leads to the carport. The rear garden itself is laid to lawn with conifers and fence and wall surround. Scope for development subject to the necessary consents and perspective buyers are advised to make their own enquiries.

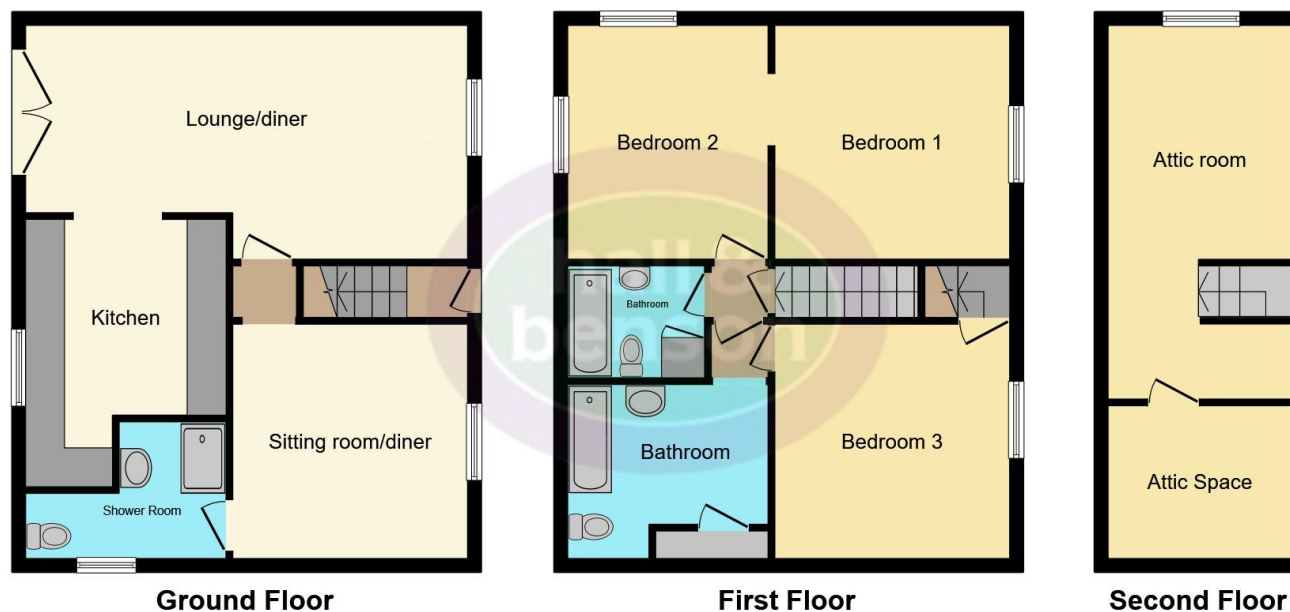
Agents Note

The sale of this property is subject to grant of probate. The Property is not registered at the Land Registry your conveyancer will take the necessary steps and advise you accordingly.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: E Council Tax
 Band: C

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Tenure: Freehold



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