



3 Main Street,
Epperstone, NG14 6AD

TJ

TJ
THOMAS
JAMES

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This end terraced cottage provides accommodation arranged over two floors including; a lounge, a study, and a kitchen on the ground floor, with the first landing giving access to two bedrooms, and a further study, which leads in turn to the bathroom.

Benefiting from gas central heating, the property has an enclosed garden to the rear, and a small forecourt at the front.

Epperstone is located within easy reach of facilities in neighbouring Lowdham, Woodborough, Calverton and Burton Joyce including; schools, shops, post offices, churches and public houses. Main road routes give access to Nottingham City Centre.

Sold with No Upward Chain.
Viewing is recommended.

Guide Price £325,000





ACCOMMODATION

The UPVC entrance door opens directly into the lounge.

The lounge has a window to the front, two wall light points, a radiator, a feature fireplace, beams to the ceiling, access to the kitchen, the inner hallway.

The inner hallway gives access to the stairs which rise to the first floor, and to a study, which has a window to the front, a feature fireplace, beams to the ceiling, a ceiling light point, a radiator, and storage cupboards.

The kitchen has wall and base units, space and plumbing for a washing machine, plus an integrated electric oven, and a gas hob. There is a double glazed window to the rear, a ceiling light point, a UPVC door opening out to a lean-to porch, and access to a storage space, which has a window to the side, space for a fridge/freezer, and houses the boiler.

In need of upgrade, the lean-to porch has a tiled floor, and a door opening to the rear garden.

On reaching the first floor, the landing gives access to two bedrooms, and a study.

Bedroom one has a window to the front, a feature fireplace, a ceiling light point, and a radiator.

Bedroom two has a window to the front, a ceiling light point, and a radiator.

The study has a window to the rear, a ceiling light point, a radiator, and gives access to the bathroom.

The bathroom has a bath with an electric shower over, a wash hand basin, and a wc. There is a double glazed window to the rear, vinyl floor covering, a ceiling light point, a radiator, and a storage cupboard.

OUTSIDE

At the front of the property there is a walled garden area, with steps leading up to the UPVC entrance door.

The rear garden has walled and fenced boundaries and is laid mainly to paving, with borders for plants, and gated access off.

Council Tax Band

Council Tax Band C. Newark & Sherwood District Council.

Amount Payable 2025/2026 £2,270.19.

Referral Arrangement Note

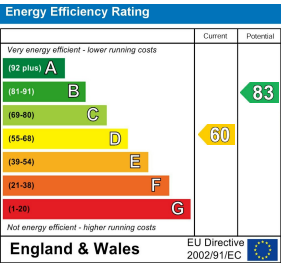
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