



Pool Close
Pinxton Nottingham

burchell
edwards

Pool Close Pinxton Nottingham NG16 6LL

for sale
£160,000



Property Description

An excellent opportunity to acquire this well-presented three-bedroom mid-terraced home situated in the popular residential area of Pool Close, Pinxton.

The property offers well-proportioned accommodation throughout, featuring a welcoming lounge with a charming log burner, a separate dining room open to the kitchen, and a fitted kitchen equipped with a range of base and wall units and space for appliances. A ground floor bathroom completes the downstairs layout.

To the first floor are three bedrooms, including a generous principal bedroom with fitted wardrobes. Externally, the property benefits from driveway parking to the front for up to two vehicles and an enclosed rear garden featuring a patio seating area, artificial lawn, and fenced boundaries with a brick wall surround, creating an ideal space for relaxing or entertaining.

Conveniently located close to local amenities, schools, and transport links, this home is ideal for first-time buyers, families, and investors alike.

Lounge

A welcoming reception room featuring laminate flooring, a double-glazed window to the front elevation, and a charming log burner creating a cosy focal point. Stairs rise to the first-floor accommodation.

Dining Room

A well-proportioned dining space with laminate flooring and a wall-mounted radiator. Open plan to the kitchen, creating an ideal area for family dining and entertaining, with a door providing access to the ground floor bathroom.

Kitchen

Fitted with a range of base and wall-mounted units incorporating a stainless steel sink and drainer. There is space for appliances including an oven with induction hob and extractor hood above, dishwasher and washing machine. Benefiting from UPVC windows to the side and rear aspects, laminate flooring, and two radiators.

Bathroom

Located on the ground floor and fitted with a bath featuring a shower over, low-level WC, and wash hand basin set within a vanity unit. UPVC window to the rear elevation, vinyl flooring, and heated towel radiator.

Landing

With carpeted flooring, loft access, and doors leading to all three bedrooms.

Bedroom One

A spacious double bedroom featuring a UPVC window to the front elevation, radiator, television point, carpeted flooring, and fitted wardrobes providing useful storage.

Bedroom Two

A comfortable bedroom with carpeted flooring, UPVC window to the rear elevation, and radiator.

Bedroom Three

A further bedroom benefiting from carpeted flooring, UPVC window to the rear elevation, and radiator.

Externals

To the front of the property is a driveway providing off-road parking for up to two vehicles, with fenced boundaries. The enclosed rear garden features a patio area, artificial lawn, fenced surround, and brick wall boundary, offering a low-maintenance outdoor space.

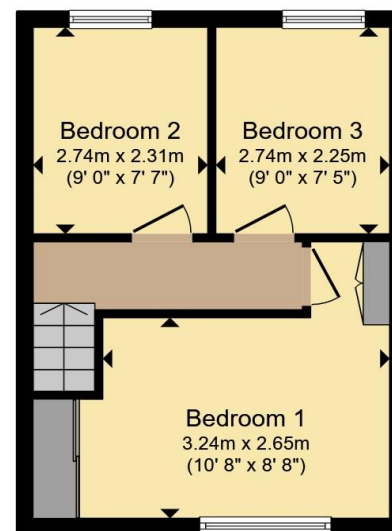
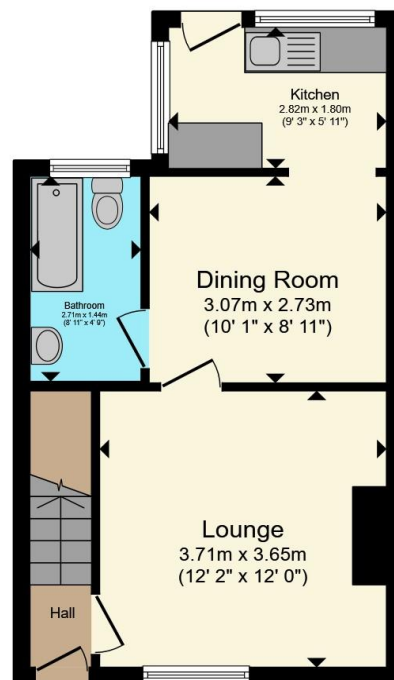
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor

First Floor

Total floor area 65.3 m² (703 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
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EPC Rating: Council Tax
Awaited Band: A

Tenure: Freehold

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