



Main Road  
Jacksdale NOTTINGHAM

burchell  
edwards



### Property Description

A very well presented three bedroom terraced home in the popular area of Jacksdale. Main Road is ideally located close to a wide range of local amenities including shops, schools and major road links. Internally the accommodation briefly comprises of a lounge dining room which leads to the fitted kitchen and the family bathroom. To the first floor the landing provides access to the three bedrooms. The property is both UPVC double glazed and gas centrally heated with a combination boiler. Outside, the generous south facing rear garden offers a patio and lawn with fenced and mature shrub borders. Viewings are absolutely essential.

### Ground Floor

#### Lounge

17' 7" Max x 12' 10" Max ( 5.36m Max x 3.91m Max )

With laminate flooring, feature fireplace, spot lights, radiator and UPVC window.

#### Kitchen

12' 8" x 7' 5" ( 3.86m x 2.26m )

Fitted with wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. With an oven, hob and UPVC window.

#### Utility Room

6' 9" x 5' 8" ( 2.06m x 1.73m )

Fitted with counter tops, radiator and a UPVC door.



## Landing

Giving access to the three bedrooms and bathroom.

## Bedroom One

.10' 6" x 9' 9" ( 3.20m x 2.97m )

With a UPVC window, fitted wardrobes, radiator and carpet flooring.

## Bedroom Two

11' 1" x 6' 11" ( 3.38m x 2.11m )

With a UPVC window, radiator and carpet flooring.

## Bedroom Three

11' 3" x 8' 11" ( 3.43m x 2.72m )

With a UPVC window, radiator and carpet flooring.

## Bathroom

A fitted three piece suite comprising of a shower cubicle with mains fed shower, W/C and wash hand basin. With tiled walls and flooring and UPVC window.

## Outside

### Front

Siting back from the road with a walled boundary and gate leading to the front door.

### Rear

To the rear you will find a low maintenance garden offering a patio seating area, lawned area, outside tap and garden shed.









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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

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