Market Street
Ironville Nottingham

burchell edwards

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Ironville Nottingham NG16 5NJ

for sale offers in the region of
£115,000

Property Description

*** Attention Investors & First-Time Buyers

***

Burchell Edwards are pleased to present this well-proportioned three-bedroom terraced home, offered to the market with no upward chain, making it an excellent opportunity for both investors and first-time buyers alike.

Conveniently situated close to local schools, shops, amenities and transport links, the property offers comfortable accommodation throughout and benefits from enclosed front and rear gardens.

Lounge

A welcoming living space featuring laminate flooring, a TV point, radiator, staircase to the first floor, and a double glazed window overlooking the front aspect. Access is provided via a partially glazed uPVC entrance door.

Kitchen/ Diner

Fitted with a range of wall and base units, complementary work surfaces and a breakfast bar area. The kitchen includes a sink and drainer, fitted hob with extractor hood and splashback, space for an oven, and plumbing for a washing machine. Additional benefits include an under-stairs storage cupboard, radiator and double glazed window to the rear elevation.

Rear Porch

With tiled flooring and a partially glazed uPVC door providing access to the rear garden.

Family Bathroom

Comprising a panelled bath with wall-mounted shower, low-level WC and wash hand basin. Finished with tiled walls and flooring, heated towel rail and a double glazed window to the side elevation.

First Floor

Landing

Providing access to all bedrooms and loft hatch.

Bedroom One

A good-sized double bedroom with laminate flooring, radiator and double glazed window to the front elevation.

Bedroom Two

Featuring laminate flooring, built-in storage cupboard housing the boiler, radiator and double glazed window overlooking the rear garden.

Bedroom Three

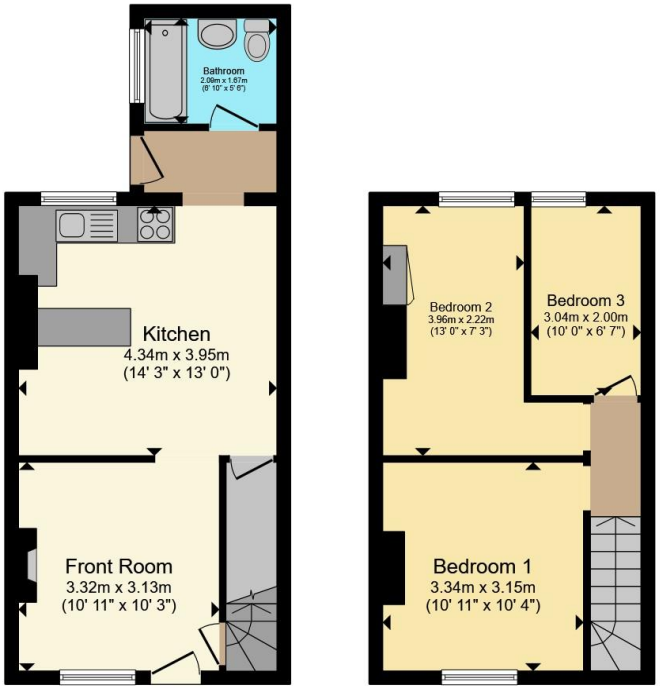
A versatile third bedroom with radiator and double glazed window to the rear aspect.

Outside

To the front, the property enjoys a fully enclosed lawned garden with gated access. The rear garden has been designed for low maintenance and features a paved patio area enclosed by brick-built boundaries, creating an ideal outdoor space for relaxing or entertaining.

Agent 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 66.5 m² (716 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
NOTTINGHAM NG16 3GD

EPC Rating: D

Council Tax
Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207705

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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