



52 Byron Road, Annesley, NG15 0AG
Offers In Excess Of £130,000 Freehold


MARTIN&CO

Byron Road, Annesley

3 Bedrooms, 1 Bathroom

Offers In Excess Of £150,000

- Three Bedroom Mid Terrace
- Two Reception Rooms
- Refitted Bathroom
- Large Rear Garden
- On Road Parking
- Ideal FTB or BTL
- No Onward Chain

Being offered to the market with no onward chain this deceptively spacious three bedroom mid terrace property makes for an ideal first time purchase or buy to let opportunity. The accommodation briefly comprises of two reception rooms, a fitted kitchen, utility and refitted bathroom to the ground floor with three bedrooms to the first floor. Externally the property offers a large rear garden and on road parking is available to the front. The property is situated in this popular village setting overlooking the communal green and with a play park to the rear. Early viewing is strongly recommended.



RECEPTION ROOM 14' 10" x 9' 1" (4.52m x 2.77m)
Accessed via an external uPVC door with wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the front elevation and ceiling light.

RECEPTION ROOM 13' 3" x 10' 3" (4.04m x 3.12m)
With wood effect laminate flooring, wall mounted radiator, under steps storage cupboard and ceiling light.

KITCHEN 13' 6" x 7' 2" (4.11m x 2.18m) With a range of high and low level units with a rolled edge worktop over incorporating a sink and drainer, splash back tiling, cooker point, tiled flooring, uPVC double glazed window to the rear elevation, wall mounted radiator and two ceiling lights.

UTILITY 8' 4" x 5' 1" (2.54m x 1.55m) With a base unit with rolled edge worktop over, tiled flooring, washing machine plumbing, wall mounted radiator, external uPVC door to the rear garden and ceiling light.

BATHROOM Comprising of a bath with chrome mixer tap and electric shower over, low flush w.c., pedestal wash hand basin, wood effect vinyl flooring, wall panelling, opaque uPVC double glazed window to the side elevation and ceiling light.

LANDING With fitted carpet, loft hatch and ceiling light.

MASTER BEDROOM 14' 11" x 9' 3" (4.55m x 2.82m)
With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 10' 3" x 6' 8" (3.12m x 2.03m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 10' 3" x 5' 10" (3.12m x 1.78m)
With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, airing cupboard housing the boiler and ceiling light.

EXTERNAL The property enjoys a rear garden which

is laid to lawn and a paved hardstanding area, fence and concrete boundary and gate access. To the front on road parking is available with residents parking bays for off road parking.

AGENTS NOTE Please note that due to the nature of the sale our client is unable to complete our property questionnaire form and therefore information surrounding the property and its history may be limited.









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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.