

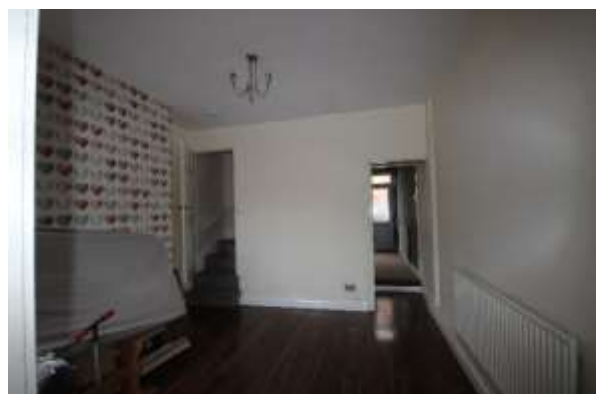
Talbot Street, Pinxton



£64,950

Two bedroom terrace

- ✓ No onward chain
- ✓ Some renovation required
- ✓ Two reception rooms
- ✓ Two double bedrooms
- ✓ Loft room
- ✓ Kitchen
- ✓ Family bathroom
- ✓ Private rear garden
- ✓ Popular residential area
- ✓ EPC rating E



PUBLIC NOTICE

MCM Estates and Lettings Ltd are now in receipt of an offer for the sum of

£63,000 for 63 Talbot Street, Pinxton, Nottinghamshire, NG16 6PD. Anyone wishing to place an offer on this property should contact (Agent name, address & telephone number) before exchange of contracts.

Property Description

NO ONWARD CHAIN Some renovation required. A well-proportioned two bedroom terrace property in a popular residential location, with private rear garden, two receptions, loft room and more. Contact MCM direct to arrange your viewing.

GROUND FLOOR

Lounge

12'0" x 11'10" (3.66m x 3.63m)

A white uPVC double glazed front opens into the lounge, lit by a matching window to the front elevation. The room includes radiator, selection of power points, ceiling light, media connections and white cupboard housing electric meter and consumer unit. A white colonial door leads to the dining room.

Dining Room

11'11" x 11'9" (3.64m x 3.58m)

A white uPVC double glazed window overlooks the rear garden. There is also a ceiling light, selection of power points and radiator. A white colonial door leads to an under stairs storage area. A white part glazed colonial door opens to the kitchen.

Kitchen

11'7" x 6'5" (3.55m x 1.98m)

Lit by a white uPVC double glazed window to the side. There is a range of wall and base units and black work surface, plus integral electric oven, four ring gas hob over, one and a half stainless steel sink unit with mixer tap and cupboard housing the combi boiler. There is also a ceiling light, radiator and selection a power points. A white colonial door opens to the rear entrance hall.

Rear Entrance Hall

A white UPVC double glazed door leads to the rear garden. A white colonial door opens to the family bathroom.

Bathroom

6'4" x 5'6" (1.95m x 1.69m)

A white uPVC double glazed obscure window to the side elevation. There is a modern white suite in situ comprising a low flush WC, hand wash basin, panel bath with shower mixer bar fed from the combi boiler. There is also a towel radiator, sealed ceiling light and white colonial door leading to the rear entrance hall.

FIRST FLOOR

Stairs & Landing

A set of stairs leads to the first-floor landing. Ceiling light. White flush doors lead to bedroom 1 and bedroom 2. A second set of stairs lead to the loft room.

Bedroom 1

11'11 x 11'10" (3.64m x 3.62m)

Lit by a white uPVC double glazed window to the front, bedroom 1 include a radiator, ceiling light and selection of power points.

Bedroom 2

11'11" x 11'10" (3.65m x 3.61m)

A white uPVC double glazed window overlooks the rear garden and green beyond. There is a radiator, ceiling light, selection of power points and a built in white wooden storage cupboard.

SECOND FLOOR

Loft Room

17'4" x 11'10" (5.30m x 3.62m)

Ideal as a third reception, office or playroom for example, the loft room is lit by a velux style window to the front. There is a selection of power points, two ceiling lights and radiator. A white wooden balustrade frames the stairs.

EXTERIOR

Rear Garden

With high timber boundaries, the private rear garden consists of a concrete yard area, with gated access to the rear lawn, and a second timber gate leading to an access pathway and public green beyond.

Additional information

- Freehold
- Combi boiler

Privacy:

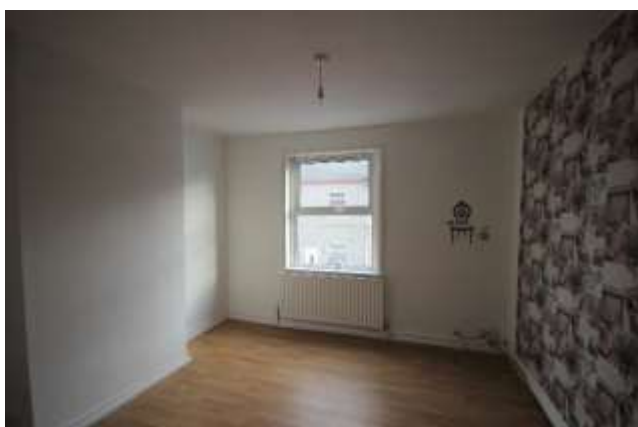
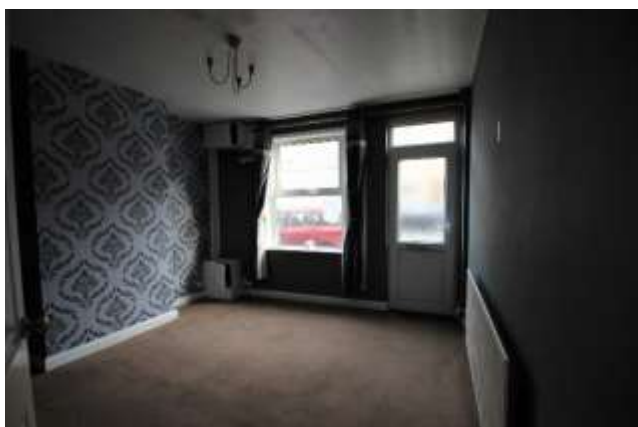
MCM Estates & Lettings understands that your privacy is important to you and that you care about how your personal data is used and shared online. To read our full data and privacy policy, website and cookies policy and data retention policy: <http://mcmestatesandlettings.com/policies>

1991 Property Misdescriptions Act:

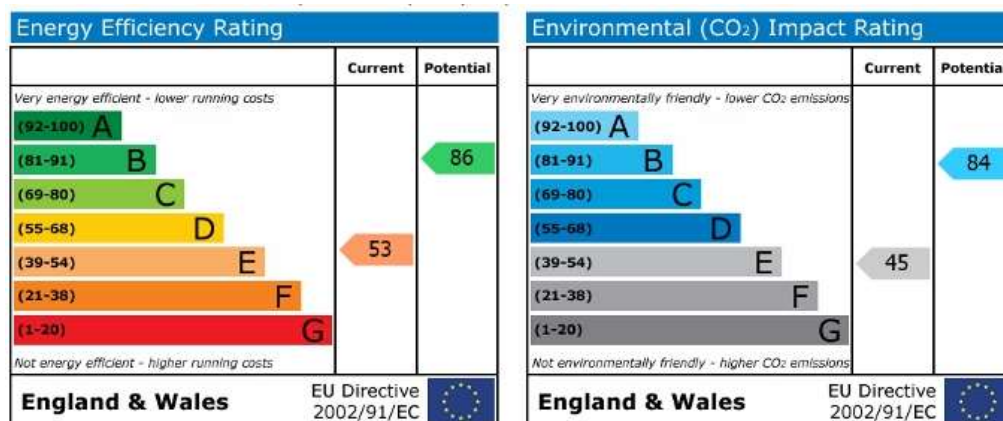
None of the apparatus, appliances, equipment, fixtures, fittings or services have been tested by MCM, the selling agents, and we cannot therefore verify that they are connected, meet current safety standards or are in working order fit for their intended purpose. Prospective purchasers are advised to have all of the above items independently checked by suitably qualified persons. References to Tenure: (e.G. Freehold/ Leasehold) are based on verbal information provided by the vendor and prospective purchasers are strongly advised to obtain verification from their solicitor or legal conveyancer. References to Council Tax are based on information provided by the vendor. Prospective purchasers are advised to check this information regarding the relevant current charge, appeals or re-assessments with the relevant Local Authority. All stated

Measurements are approximate only. Measurements often include measurements into bays and recesses as stated above. Measurements in kitchens are inclusive of fitted units. It is essential that prospective purchasers check all measurements themselves before installing furniture or planning home improvements. References to boundaries, walls, hedges and fencing are purely descriptive. Prospective purchasers should check ownership and responsibility for such boundaries with their solicitor.

Additional Photographs



EPCs



Location

Situated in Pinxton, the property provides excellent access to local amenities including shops, schools and medical facilities. This popular residential street is a no-through-road with a village green to the rear. Ideal for commuters there is also easy access to the M1 junction 28 and the A38 for access to larger townships and cities such as Derby, Nottingham, Alfreton and Mansfield.

Contact Us

To arrange a viewing or to discuss any aspect of the property market, please contact us as follows:

Office

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