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Victoria Road, Pinxton £140,000

**THREE BEDROOM END TOWN HOUSE
13FT FITTED KITCHEN
GARDEN TO THE REAR
VILLAGE LOCATION
VIEWING RECOMMENDED
ENERGY RATING D**



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this three bedroom end town house with the benefit of a gas central heating system and double glazing where specified. We think that this property would make an ideal first home and would recommend viewing as soon as possible to avoid disappointment. Briefly the accommodation comprises: Entrance hall, lounge with feature fireplace, fitted dining kitchen has a built in oven and hob with extractor chimney over. Moving to the first floor there are three bedrooms and a family bathroom. To the outside there are gardens to the front and rear. Within Pinxton there are a range of facilities to include a late opening Co-op, general store/post office, chemist, doctors surgery, village hall, play park, fast food outlets and a range of schooling. Pinxton is well placed for the M1/A38 providing transport links to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet providing a range of retail opportunities, coffee shops and restaurants.

Accommodation

Entrance Hall

With double glazed window to the front elevation, central heating radiator and stairs rising to the first floor accommodation.



Lounge (17' 05" x 14' 06" Max) or (5.31m x 4.42m Max)

With Adams style feature fireplace for an electric fire, under stairs store, TV aerial connection point, wall lights, central heating radiator and double glazed sliding patio doors to the rear garden.



Fitted Dining Kitchen (13' 0" x 11' 02") or (3.96m x 3.40m)

With a range of wall and base units incorporating drawers and glass fronted display cupboard, rolled edged work surfaces, complementary tiling to the walls, built in oven and four ring gas hob with stainless steel extractor chimney over, single drainer sink unit with mixer tap, plumbing for automatic washing machine, appliance space, coving to the ceiling, tiled floor, central heating radiator and double glazed window to the front elevation.

Landing

With access to the loft space.



Bedroom 1 (11' 02" x 8' 01") or (3.40m x 2.46m)

Plus wardrobe depth. With fitted wardrobes, central heating radiator and double glazed window to the front elevation.



Bedroom 2 (11' 02" x 8' 0") or (3.40m x 2.44m)

With double glazed window to the rear elevation and central heating radiator.

Bedroom 3 (7' 07" x 6' 01") or (2.31m x 1.85m)

With laminated flooring, central heating radiator and double glazed window to the rear elevation.



Bathroom

With white three piece suite comprising: panel bath with shower and glazed screen, pedestal wash hand basin with mixer tap, low level WC, complementary tiling to the walls, central heating radiator, double glazed window to the front elevation and cupboard housing the gas central heating boiler.



Outside

To the rear of the property there is a paved patio with brick dwarf wall and a lawn. To the front there is a further lawn with mature shrubs and trees and a pathway which leads to the front door.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains water, mains electricity, mains gas, mains drainage

EPC Rating:65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A

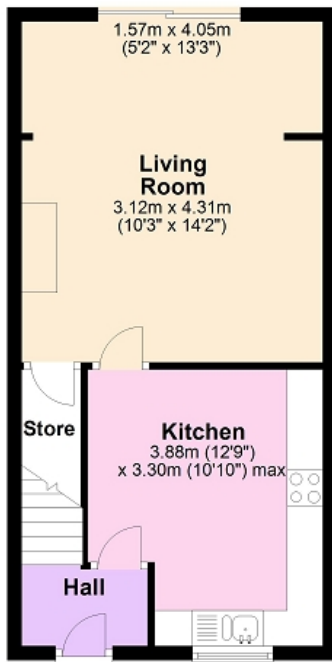
Directions

For Satellite Navigation the Post Code is NG16 6NE



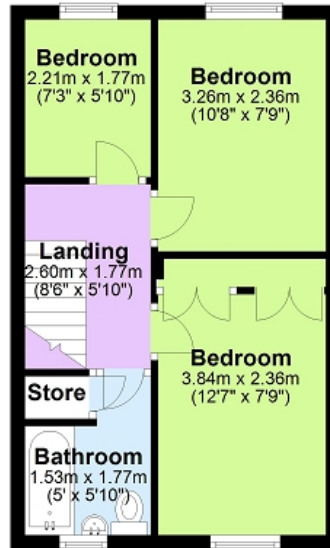
Ground Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



First Floor


Approx. 30.5 sq. metres (328.5 sq. feet)



Total area: approx. 67.6 sq. metres (727.2 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.