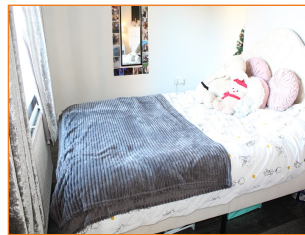


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## Town Street, Pinxton £160,000

- 3/4 BEDROOM SEMI DETACHED
- 16FT 7 MAX FITTED KITCHEN
- NON ESTATE POSITION
- FRONT AND REAR GARDENS
- VIEWING RECOMMENDED
- ENERGY RATING C



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 and May are delighted to offer to the market this semi detached home with a gas central heating system and double glazing where specified. We do recommend viewing this property as soon as possible to avoid disappointment. Briefly the accommodation comprises: Lounge with log burning stove, separate dining room which the present owners use as a bedroom and fitted kitchen. To the first floor there are three bedrooms and a bathroom. Outside there are gardens to the front and rear.

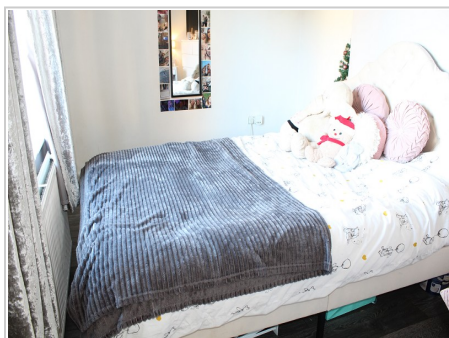
The property is located within Pinxton where there are local facilities to include a late opening Co-op, general store/post office, doctors surgery, chemist, fast food outlets, village hall and a play park. The M1/A38 may be accessed at junction 28 which provides access to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is the East Midlands Designer Outlet which provides retail opportunities, restaurants and coffee shops.

## Accommodation



### Lounge (13' 08" x 11' 11") or (4.17m x 3.63m)

With two double glazed windows and door to the front elevation, TV aerial connection point, central heating radiator, laminate floor and log burning stove.



### Dining Room/ Ground Floor Bedroom (13' 03" x 9' 02") or (4.04m x 2.79m)

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

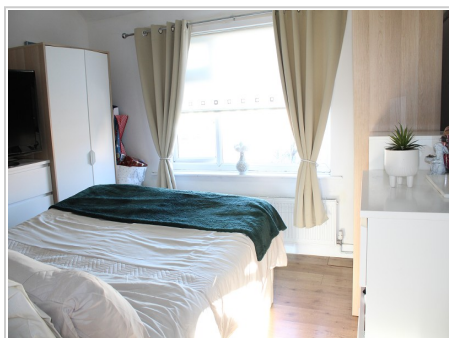


### Fitted Kitchen (17' 07" Max x 8' 0" Max) or (5.36m Max x 2.44m Max)

With wall and base units, complementary rolled edged work surfaces and matching breakfast bar, inset single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, appliance space, electric cooker point, extractor fan, central heating radiator, laminate flooring, double glazed window to the rear and double glazed window and door to the side elevation.

## Landing

With two double glazed windows to the rear and access to the loft space.



### Bedroom 1 (11' 11" Max x 10' 07") or (3.63m Max x 3.23m)

Plus recess With double glazed window to the front elevation, central heating radiator and laminate floor.



### Bedroom 2 (13' 02" x 9' 02") or (4.01m x 2.79m)

With built in cupboard, central heating radiator and double glazed window.



### Bedroom 3 (10' 00" x 8' 01" ) or (3.05m x 2.46m)

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



### Bathroom

With three piece suite which comprises: panel bath with shower taken from mixer taps, pedestal wash hand basin, low level WC, complementary tiling to the walls, laminate floor, extractor fan and double glazed window.



### Outside

To the front of the property there is a graveled area and lawn. The rear garden has a block paved seating area and a small lawn.

## 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 electricity, mains water, mains gas, mains drainage

EPC Rating:70

## Tenure

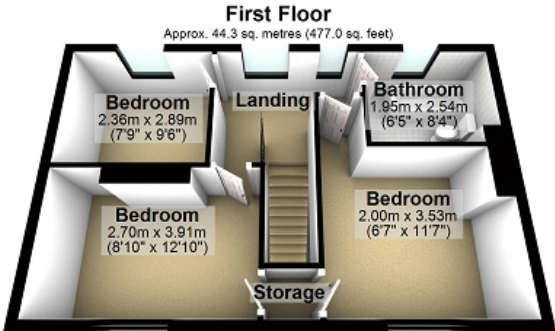
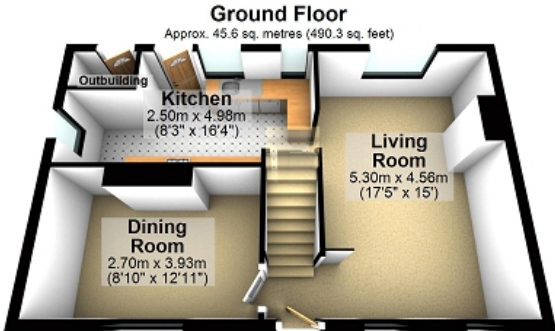
We are informed that the tenure is Freehold

# Council Tax

Band A

# Directions


For Satellite Navigation the Post Code is NG16 6HS



Total area: approx. 89.9 sq. metres (967.3 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+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.