



£140,000

Laverick Road, Nottingham NG16 5LQ

| 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Great First Time Buy
- Walking distance to local amenities
- Double Bedrooms
- Perfect Downsize
- Impressive Rear Garden
- Sought after road

Property Description

Derbyshire Properties are pleased to present this two bedroom end terrace property on much sought after road in Jacksdale. Offering spacious living accommodation with impressive rear garden, the property makes a wonderful first home or downsize. We recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the property briefly comprises; Dining Area, Lounge, Kitchen, Rear Hallway, Utility Room/Conservatory and Bathroom to the ground floor with two double Bedrooms to the first floor.

Externally, the property features impressive rear garden with large entertaining patio with added decked space perfect for hosting or relaxing. Stairs lead down to further space laid with artificial turf whilst pebbled area extends to brick built shed/outhouse housing impressive storage capacity. The entire rear garden is bordered and secured by timber fencing throughout making it ideal for those with pets and young children.

Dining Room

11' 7" x 10' 8" (3.53m x 3.25m) Accessed via double glazed UPVC door to front elevation, with double glazed window to front elevation, wall mounted radiator and fireplace housing electric fire on raised hearth.

Living Room

12' 10" x 11' 7" (3.91m x 3.53m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Understairs space provides ideal work area.

Kitchen

Featuring a range of base cupboards and eye level units with complimentary worktops that integrate; electric hob with accompanying extractor hood, electric oven , fitted fridge and inset stainless steel sink. Tiled splashback covers the workspace whilst wood effect flooring runs throughout.

Bathroom

6' 5" x 5' 1" (1.96m x 1.55m) A tiled three piece suite comprising; Bath with shower attachment, vanity hand wash and low level WC. Double glazed obscured window is positioned to rear elevation whilst wall mounted radiator and laminate flooring both feature.

Conservatory/Utility Space

With UPVC double glazed door accessing rear enclosed garden, double glazed windows to side elevation and power/plumbing for washing machine/tumble dryer.

First Floor

Landing

Bedroom One

12' 9" x 11' 5" (3.89m x 3.48m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe/side units surround provide ample storage/hanging capacity.

Bedroom Two

11' 5" x 10' 10" (3.48m x 3.30m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. In built cupboard over stairs provides additional storage capacity and access to Loft space.

Outside

Externally, the property features impressive rear garden with large entertaining patio with added decked space perfect for hosting or relaxing. Stairs lead down to further space laid with artificial turf whilst pebbled area extends to brick built shed/outhouse housing impressive storage capacity. The entire rear garden is bordered and secured by timber fencing throughout making it ideal for those with pets and young children.

Council Tax

We understand that the property currently falls within council tax band A, with Ashfield District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

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.
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- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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