



£84,950

Talbot Street, Nottingham NG16 6PD

Terraced House | 2 Bedrooms | 1 Bathroom

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DERBYSHIRE
PROPERTIES
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Step Inside

Key Features

- Mid Terraced House
- Two Bedrooms and Attic Room
- Two Reception Rooms
- Modernisation Required
- Ideal Investment Property
- No Upward Chain
- Good Access To A38 and M1 Motorway

Property Description

Derbyshire Properties are pleased to offer 'For Sale' this two bedroom plus Attic Room terraced house, conveniently positioned for access to the A38 and M1 motorway links. The property requires some modernisation and upgrade and would be ideal as an investment property.

Main Particulars

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The accommodation comprises of Lounge, Dining Room, Kitchen and Utility Area to the ground floor, with Two Bedrooms to the first floor and Attic Room to the second floor. Outside, the property has a garden to the rear.

Lounge

11' 11" x 11' 11" (3.63m x 3.63m) Double glazed front door to the lounge. Double glazed window to the front. Radiator. Open through to:

Dining Room

11' 11" x 11' 11" (3.63m x 3.63m) Double glazed window to the rear. Radiator. Fireplace.

Kitchen

9' 5" x 6' 5" (2.87m x 1.96m) Fitted with base units. Work surface. Hob and oven. Sink with single drainer. Double glazed window and door to the side.

Utility

6' 5" x 5' 6" (1.96m x 1.68m) Wash hand basin. Double glazed window to the side.

Landing

Stairs to the Attic Room.

Bedroom 1

12' 0" x 11' 11" (3.66m x 3.63m) Double glazed window to the front. Radiator.

Bedroom 2

12' 0" x 6' 1" (3.66m x 1.85m) Double glazed window to the rear. Radiator.

Attic Room

17' 3" x 12' 0" (5.26m x 3.66m) Double glazed window to the front. Radiator.

Rear Garden

The rear garden has a paved patio and garden area.

Council Tax


We understand that the property currently falls within council tax band A, with Bolsover 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.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	52	
(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	

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