

FOR
SALE



Victoria Road, Pinxton NG16 6LR

£155,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk



J28 Sales & Lettings

PROPERTY SUMMARY

J28 Sales & Lettings are proud to welcome to the market this charming three-bedroom end terrace house located in the heart of Pinxton, offering a perfect blend of comfort and convenience. Boasting a newly fitted kitchen, neutral décor throughout, and spacious living accommodation, this delightful home is ideal for families or first-time buyers seeking a move-in-ready property. One of the standout features includes a private parking space to the rear, a valuable asset in a sought-after location. With its inviting atmosphere and practical layout, this property is ready to welcome you home.

POINTS OF INTEREST

- Three Bed End Terrace
- Spacious Living Accommodation
- Newly Fitted Kitchen
- Neutral Decor Throughout
- Parking Space To Rear



ROOM DESCRIPTIONS

Open Plan Living Accommodation

Accessed from the front elevation via a part glazed uPVC door. With newly laid laminate flooring, two radiators and pendant lighting. UPVC window to front elevation and obscure windows to side elevation.

Kitchen

Newly fitted with wall and base units having roll edge work surfaces incorporating a one and a half stainless steel sink/drainage with mixer tap. With ceramic tiled flooring, radiator, ceiling light and uPVC window to rear elevation. Offering space for fridge/freezer and dishwasher. Integrated appliances include fan assisted electric oven with a four ring gas hob and extractor fan over.

Utility Room

Fitted with a base unit having roll edge work surface. Ceramic tiled flooring, radiator, ceiling light and part glazed uPVC door leading to rear garden. Space and plumbing for washing machine. The boiler is located here.

Bathroom

Fitted with a white three piece suite comprising a low flush WC, hand wash basin having mixer tap and panel bath with mains fed shower over and glass screen. Ceramic tiled flooring, fully tiled walls, towel rail, extractor fan and obscure uPVC window to rear elevation.

Under Stairs Storage

Fitted with wall and base units having roll edge work surface. With cushioned vinyl flooring, radiator and pendant light.

Stairs & Landing

With carpet flooring, pendant light, access to loft and all upstairs rooms.

Bedroom One

With carpet flooring, radiator, pendant light and uPVC window to front elevation.

Bedroom Two

With carpet flooring, radiator, pendant light and uPVC window to rear elevation.

Bedroom Three

With carpet flooring, radiator, pendant light and uPVC window to rear elevation.

Outside

The front of the property is neatly enclosed with a walled frontage, adding character while providing a defined and private entrance space. The rear is mainly laid to lawn with area for seating. A shared driveway leads to a private parking space and outbuilding providing extra storage.

MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,684.17

Parking Types: Off Street.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC. FTTP.

Accessibility Types: Not suitable for wheelchair users.

Building Safety

No

Mobile Signal

4G great data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 250 mm loft insulation

Walls: Solid brick, as built, no insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 25% of fixed outlets

Existing Planning Permission

No

EPC Rating: D (62)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



