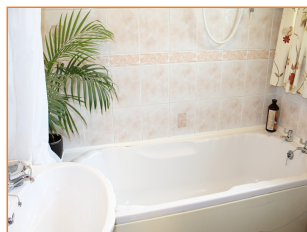


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Laverick Road, Jacksdale, £135,000

- TRADITIONAL END TERRACED HOME
- TWO BEDROOMS
- LOUNGE AND SEPARATE DINING ROOM
- GARDEN AND GOOD SIZE STORE
- POPULAR LOCATION
- 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 traditional end terraced home with a gas central heating system and double glazing where specified. We recommend viewing this property to fully appreciate the size and layout. Briefly the accommodation comprises: Dining room with stairs rising to the first floor accommodation, lounge with feature fireplace, fitted kitchen, rear lobby and ground floor bathroom. To the first floor there are two good sized bedrooms. To the outside there is a brick wall to the front and to the rear a pretty well established garden with lawn, patio and well stocked borders. There is also a store to the rear.

Accommodation



Dining Room (12' 02" x 11' 08") or (3.71m x 3.56m)

Narrowing to 9ft 4. With double glazed window and door to the front elevation, stairs rising to the first floor accommodation, central heating radiator and meter cupboard.



Lounge (15' 01" x 12' 09" Max) or (4.60m x 3.89m Max)

This is a pleasant good sized room with double glazed window to the rear elevation, feature stone fireplace with living flame fire, dado rail, under stairs store, coving to the ceiling and central heating radiator.



Fitted Kitchen (8' 04" x 6' 04") or (2.54m x 1.93m)

With a range of pine wall and base units, work surfaces, complementary tiling to the walls, built in oven and four burner gas hob with extractor over, plumbing for automatic washing machine inset single drainer sink unit with mixer tap, appliance space, double glazed window to the side elevation and door to the rear lobby.

Rear Lobby

With double glazed door to the rear elevation, central heating radiator and vinyl floor covering.



Ground Floor Bathroom

With white three piece suite which comprises: panel bath with shower over, pedestal wash hand basin, low level WC, complementary tiling to the walls, central heating radiator and double glazed window.

Landing

With built in cupboard and access to the loft space.



Bedroom 1 (11' 06" x 8' 05") or (3.51m x 2.57m)

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



Bedroom 2 (11' 01" x 10' 02") or (3.38m x 3.10m)

Plus cupboard depth. With built in cupboard, cupboard housing the central heating boiler, radiator and double glazed window to the rear elevation.

Store (14' 00" x 7' 07") or (4.27m x 2.31m)

With window and door.



Outside

This is a lovely enclosed garden with patio, external light, lawn block paved pathway and well stocked mature flower and shrub borders. To the front the is a boundary brick wall.

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. Would potential purchasers please note that a member of staff at Green & May is related to one of the sellers of this property.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:56

Tenure

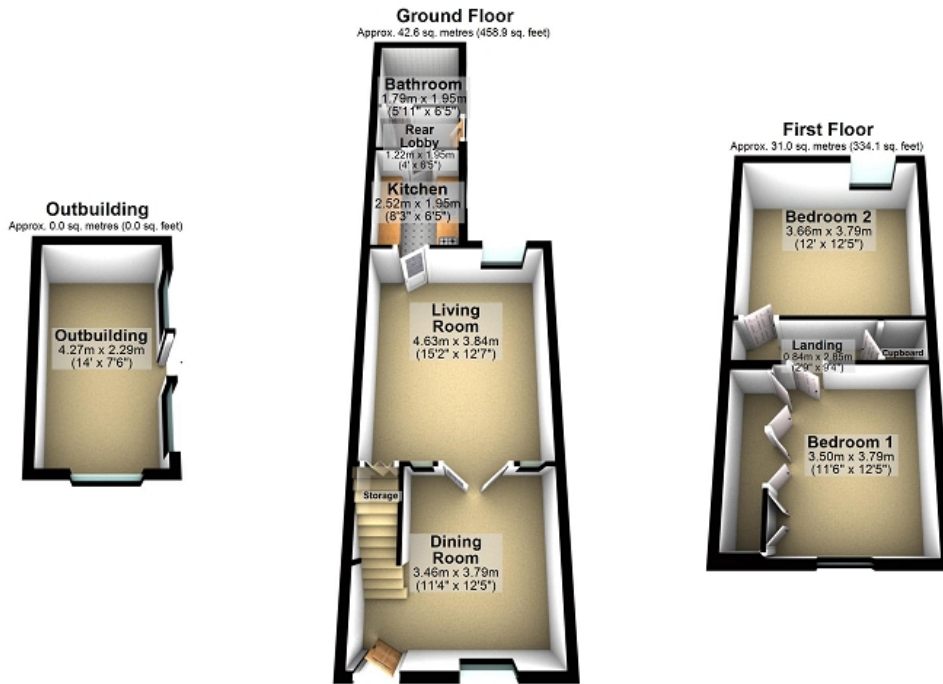
We are informed that the tenure is Freehold

Council Tax

Band A

Directions


For Satellite Navigation the Post Code is NG16 5LQ



Total area: approx. 73.7 sq. metres (793.0 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		82
(69-80) C		
(55-68) D	56	
(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.