

**Auction**

## 2 bed end of terrace house to buy in NG16

Plainspot Road, Brinsley, Nottingham, Nottinghamshire, NG16 5BQ

**£95,000** Starting Bid

 x 2  x 1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two Bedrooms Plus Loft Room
- ✓ Two Reception Rooms
- ✓ End Terrace House
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Offered for sale is this delightful two bedroom plus loft room end terrace house having double glazing and gas central heating. The accommodation briefly comprising of lounge, dining room and kitchen to the ground floor. Two bedrooms and bathroom to the first floor. The property also has a loft room and store room to the second floor. Outside there is an enclosed garden to the rear. The Property is being sold with a tenant with an income of £8340 per annum. Viewing is strongly recommended.

Lounge 3.66m (12'0") x 3.56m (11'8")

upvc door to the front elevation, double glazed window to the front elevation. electric fire with stone effect fire surround. Central heating radiator. Door leading to the dining room.

Dining Room/Sitting Room 3.76m (12'4") x 2.95m (9'8")

Double doors leading to the kitchen, staircase leading to the first floor. Under stairs storage cupboard. Central heating radiator.

Kitchen 3.66m (12'0") x 3.02m (9'11")

upvc door leading to the enclosed rear garden, double glazed windows to the rear elevation. Stainless steel sink unit with mixer taps and side drainer inset into work surfaces, a range of base and wall units, central heating radiator. Plumbing for automatic washing machine. Central heating radiator.

First Floor/Landing

Access to bedrooms one and two, access to the bathroom. Door leading to the staircase which gives access to the loft room.

Bedroom One 4.47m (14'8") x 3.66m (12'0")

Double glazed window and central heating radiator.

Bedroom Two 3.66m (12'0") x 2.39m (7'10")

Double glazed window and central heating radiator.

Bathroom

White three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low flush wc. Tiling to the walls. Wood effect floor covering.

Second Floor/Landing

With storage cupboard.

Store Room 2.79m (9'2") x 1.52m (5'0")

Loft Room 3.76m (12'4") x 2.62m (8'7")

Skylight window to the rear elevation and central heating radiator.

Outside

Walled boundary to the front with gated access to the front of the property. The rear garden has artificial grass, garden shed plus storage.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £95,000

Property Type: End of terrace house

Parking: On Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(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 

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Contact your local branch today for more information on this property:

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