



**40 Byron Road
Annesley, Nottinghamshire NG15 0AH**

£140,000

- THREE BEDROOMED REFURBISHED END TERRACED HOUSE
- THE PROPERTY LIES IN THE POPULAR VILLAGE OF ANNESLEY AND IS CLOSE TO J27 M1.
- HAVING A RECENTLY INSTALLED KITCHEN AND DECORATED THROUGHOUT, THE PROPERTY IS READY TO MOVE IN TO.
- BENEFITTING FROM A DRIVEWAY, GROUND FLOOR BATHROOM AND A CONSERVATORY.
- THIS WOULD BE AN IDEAL PROPERTY FOR THOSE STARTING ON THE PROPERTY LADDER OR FOR AN INVESTOR.
- A LARGE REAR GARDEN AND DETACHED GARAGE (ACCESSED VIA THE LANE TO THE REAR), PROVIDE FURTHER BENEFITS.

Viewing

and further information through our Mansfield office. Telephone 01623 422777 or email, sales@temple-estates.co.uk

Directions:

From Mansfield, take the A60 Nottingham Road towards the south and then turn right onto Derby Road (A611) and follow the road through Annesley and then turn left onto Annesley Cutting before turning sharp left onto Byron Road. The property can be found on the left-hand side of the road, clearly identified by our For Sale board.

Living Room

14'11" x 8'9" (4.56 x 2.67)

Laminate flooring, brick-built fireplace, radiator, 2 x UPVC double glazed windows to the front elevation



Dining Room

14'9" x 10'6" (4.50 x 3.22)

The laminate floor from the living room continues to the dining room, under stair storage, stairs off to first floor, radiator and UPVC double glazed window to the conservatory.

Kitchen

12'9" x 6'11" (3.90 x 2.11)

Having white high gloss wall and base units with granite effect worktops, built-in electric oven, gas hob, stainless steel sink and drainer with mixer tap, UPVC double glazed window to the conservatory.



Bathroom

8'2" x 5'8" (2.49 x 1.73)

Having a white 3 piece suite comprising bath with shower over, W/C, sink and pedestal, , part tiled and panelled walls, opaque UPVC double glazed window x 2 to rear aspect and conservatory, chrome heated towel rail.

Bedroom 1

14'11" x 8'10" (4.57 x 2.71)

Fitted carpet, radiator and UPVC double glazed window to front elevation.



Bedroom 2

10'8" x 7'11" (3.26 x 2.42)

Radiator, UPVC double glazed window to rear aspect, Cupboard housing the combi boiler and loft access.



Bedroom 3

13'9" x 6'7" (4.20 x 2.01)

Fitted carpet, UPVC double glazed window to rear elevation and radiator.



Outside

To the side is a driveway and additional parking bays are situated across the road from the property and are on a "first come, first served" basis.



The property is in council tax band A (Ashfield District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

We have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5862/13/02/2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

