



40 Galway Road,
Bircotes, DN11 8BW

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**** SOLD AS SEEN ****

This semi detached home provides accommodation arranged over two floors including; an entrance hallway, a lounge, a kitchen, and a wet room on the ground floor, with three bedrooms on the first floor.

The property has gardens to both the front and the rear.

Within easy reach of main road routes to Nottingham and Doncaster, the property is also close to a range of local facilities.

Offered to the market with no upward chain, and in need of refurbishment throughout.

An ideal investment purchase.

Guide Price £85,000





GROUND FLOOR ACCOMMODATION

Entrance Door

Opening to the:-

Entrance Hallway

Radiator, stair rising to the first floor, under stairs storage cupboard.

Lounge 14'10 x 13'9 (into recess) (4.52m x 4.19m (into recess))

Window to the front, radiator, television aerial connection point.

Kitchen 14'10 x 7'2 (4.52m x 2.18m)

Fitted base units, roll edge work surfaces, and a stainless steel sink and drainer unit.

Window to the rear, central heating boiler, pantry store cupboard (with shelves and housing the electric consumer unit), door opening to the rear.

Wet Room 7'11 x 5'8 (2.41m x 1.73m)

Fitted with an accessible style shower enclosure, a pedestal wash hand basin, and a wc.

Window to the side, radiator.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Window to the side, airing cupboard (housing the water cylinder), loft access, radiator.

Bedroom One 14'10 x 10'11 (4.52m x 3.33m)

Window to the front, radiator.

Bedroom Two 11'2 x 10'3 (3.40m x 3.12m)

Window to the rear, radiator.

Bedroom Three 9'8 x 6'9 (2.95m x 2.06m)

Window to the rear, radiator.

OUTSIDE

At the front of the property there is a lawned garden, with partly walled and fenced boundaries, an established tree, and a pathway to the entrance door. There is access to the side and rear.

To the rear of the property the garden is laid mainly to lawn, with a paved patio seating area. The garden has mainly fenced boundaries, and houses a metal storage shed and a timber storage shed. (Please note gardens are in need of attention, and both storage sheds are in a poor state of repair).

Council Tax Band

Council Tax Band A. Bassetlaw District Council.

Amount Payable 2025/2026 £1,744.50.

Referral Arrangement Note

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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	



Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

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