



Moseley Road
Annesley Nottingham

burchell
edwards

Moseley Road Annesley Nottingham NG15 0AA

for sale offers over
£150,000



Property Description

The property boasts a bright and welcoming front reception room, flowing seamlessly into the dining room to create a spacious and sociable living area. French doors open directly onto the rear garden, allowing plenty of natural light. The modern fitted kitchen comes complete with an integrated dishwasher. There is a ground-floor bathroom.

To the first floor, there are three generously proportioned bedrooms, with countryside views from the main bedroom.

Outside, the property benefits from a patio seating area, lawned garden, brick outbuilding plus rear vehicle access to the garden which has the potential to create off road parking. The garden enjoys a pleasant woodland backdrop.

Conveniently positioned for local amenities, schools and transport links, this property combines practical living space with a sought-after village location.

This property would make an ideal purchase for first-time buyers, growing families or investors.

Lounge

UPVC front door, and two front-facing double glazed UPVC window and one radiator. Open plan to the lounge.

Dining Room

Open plan from the front room, with a door leading to the staircase, rear-facing double glazed UPVC French doors to the garden, one radiator and access to the kitchen.

Kitchen

Accessed from the lounge, having a tiled floor, side-facing double glazed UPVC window, wall and base units, electric hob, electric oven, sink with stainless steel mixer tap and draining board, space and plumbing for a washing machine, built-in dishwasher, and a door leading to the bathroom.

Bathroom

Having a P-shaped panel bath with mixer tap and mains-fed shower over, low level WC, pedestal wash hand basin, tiled floor, one radiator, and side and rear-facing obscured double glazed UPVC windows.

First Floor

Bedroom One

Having a front-facing double glazed UPVC window and one radiator.

Bedroom Two

Having a rear-facing double glazed UPVC window and one radiator.



Bedroom Three

Having a front-facing double glazed UPVC window and one radiator.

Outside

To the rear is a driveway providing off-road parking, a patio seating area and a laid lawn and a brick out building. The garden backs onto woodland.

Agents Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 76.1 m² (819 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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64 High Street Hucknall
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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