



Woodstock Street
Hucknall, Nottingham NG15 7SP

A RENOVATED TWO DOUBLE BEDROOM
MID TERRACE PROPERTY.

Guide Price £210,000 Freehold



Guide Price: £210,000 - £220,000 Ideal First-Time Buy

Robert Ellis are pleased to present this beautifully presented, two-bedroom terraced home, perfect for first-time buyers or anyone seeking a charming property close to Hucknall Town Centre. Located within easy reach of excellent transport links and local amenities, this home combines convenience with a welcoming feel. Arrange your viewing with us today!

Upon entering, you'll find two spacious and versatile reception rooms on the ground floor, offering plenty of room for living and dining. The modern fitted kitchen completes the ground floor layout, providing a stylish and functional space. Moving upstairs, there are two good-sized double bedrooms, serviced by a well-appointed four-piece bathroom suite, ensuring comfort and practicality.

Outside, the garden is truly a highlight, ideal for those who love to relax or be entertained outdoors. With a picturesque pond, low-maintenance artificial turf, and a delightful selection of mature plants and shrubs, it's a peaceful space that feels like a private oasis.

Don't miss the opportunity to view this fantastic property—call Robert Ellis today to arrange your viewing!



Front of Property

To the front of the property there is a low maintenance walled garden with pathway to the front entrance and secured gated providing side access to the rear.

Living Room

12'8 × 12'1 approx (3.86m × 3.66m approx)

UPVC double glazed sectional window to the front elevation, modern double glazed composite door, wall mounted radiator, coving to the ceiling, ceiling light point, ceiling rose, feature fireplace incorporating tiled slate hearth and surround, exposed brick back panel and cast iron multi-fuel burner, built-in storage cupboards housing television unit with stands, additional storage cupboards housing electric and gas meters, archway leading through to inner lobby.

Inner Lobby

Ceiling light point, door leading off to under stair storage cupboard providing additional storage space, panel door leading to dining room.

Dining Room

12'1 × 12'1 (3.68m × 3.68m)

UPVC french double glazed doors to rear elevation, ceiling light point, ceiling rose, coving to the ceiling, feature fireplace incorporating wooden surround and stone hearth, freestanding electric fireplace, dado rail, wall mounted radiator, laminate floor covering, stair casing to the first floor landing, archway through to re-fitted kitchen.

Re-fitted Kitchen

11'4 × 7'04 approx (3.45m × 2.24m approx)

This newly re-fitted kitchen benefits from having a range of matching contemporary wall and base units with laminate work surfaces over, integrated NEFF oven with 4 ring ceramic hob above, tiled splashbacks, 1 and a half bowl frankie sink, swan neck mixer tap above, point and plumbing for automatic washing machine, integrated fridge freezer, extractor hood, spotlights to ceiling, two UPVC double glazed windows to the side elevation, chrome muted towel rail, tiles to floor, large door mat, double glazed UPVC stable style door.

First Floor Landing

Ceiling light point, coving to the ceiling, dado rail, panel doors leading off.

Bedroom 1

12'9 × 13'09 approx (3.89m × 4.19m approx)

Two double glazed sectional windows to the front elevation, carpeted flooring, wall mounted radiator, ceiling light point, coving to the ceiling.

Bedroom 2

10'8 × 12'3 approx (3.05m 2.44m × 3.73m approx)

UPVC double glazed window to the rear elevation, Californian style shutters, traditional column radiator, ceiling light point, ceiling rose, coving to the ceiling, cast iron insert fire place, laminate floor covering.

Family Bathroom

11'05 × 9'02 approx (3.48m × 2.79m approx)

4-piece suite comprising corner panel bath with mixer shower attachment over, semi recessed vanity hand wash basin with storage cupboards below, low level flush WC, walk in shower enclosure with mains fed shower above, ceiling light point, UPVC double glazed window to the rear elevation, heated towel rail, tiling to the floor, tiled splashbacks, loft access hatch, airing cupboard housing Worcester Bosch combination boiler providing hot water and central heating to the property.

Rear of Property

To the rear of the property there is an outside water tap, lighting, garden store, landscaped garden incorporating an artificial lawn seating area, large feature pond, mature shrubs and trees planted the borders, fencing to the boundaries.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Ashfield

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

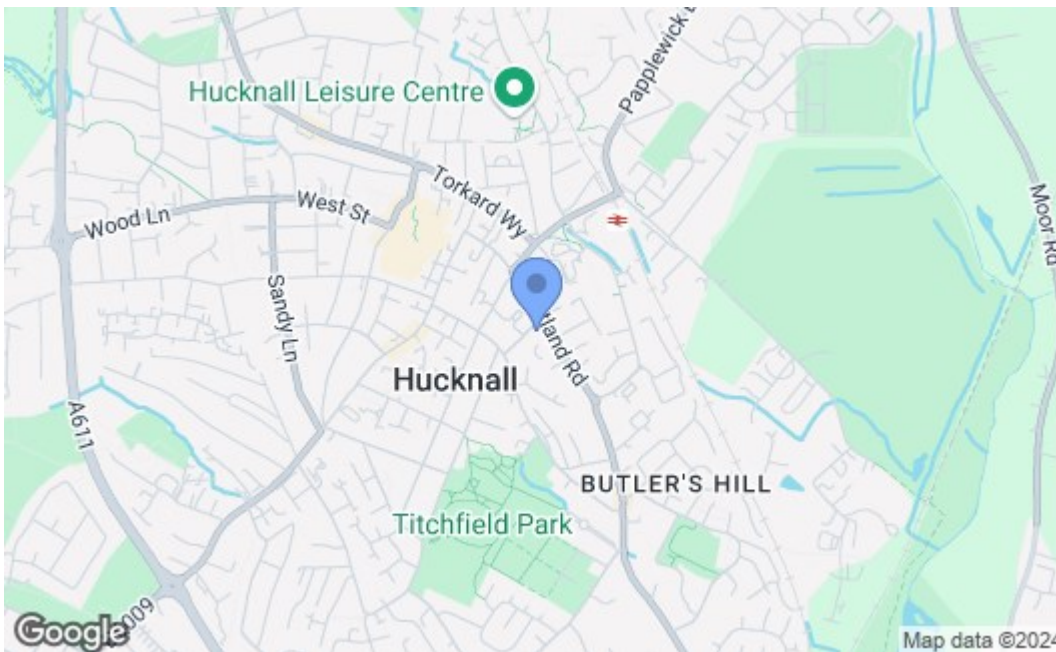
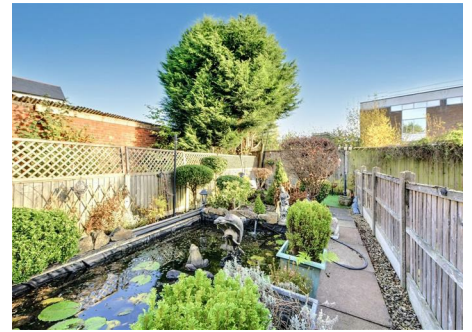
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

NM/HM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.