

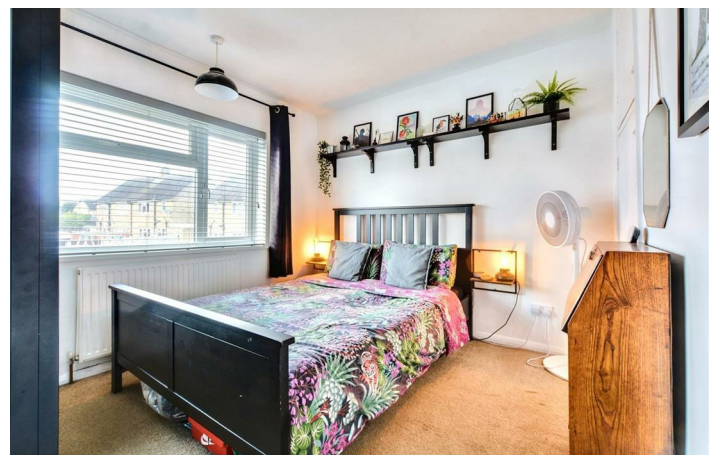
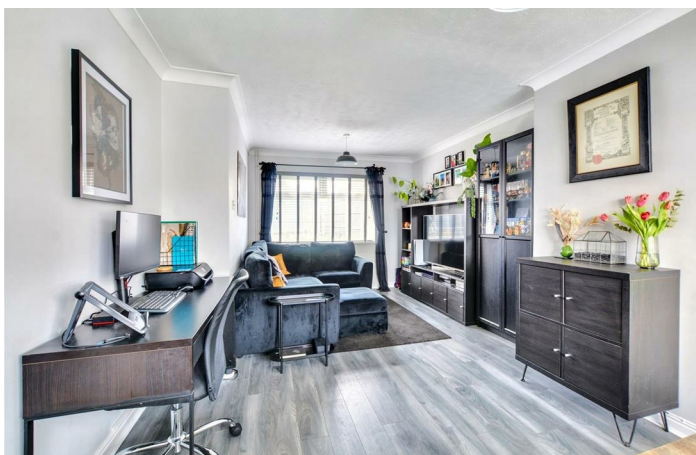
Broomhill Road,  
Hucknall, Nottingham  
NG15 6AD

**£190,000 Freehold**





This charming 3-bedroom semi-detached house, located in the sought-after area of Hucknall, Nottingham, offers a perfect opportunity for families or first-time buyers. The ground floor comprises a spacious lounge/diner, creating a welcoming open-plan living space ideal for relaxation and entertaining, alongside a functional kitchen. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a driveway with space for multiple vehicles to the front, while the rear garden provides a private outdoor area for enjoyment. With excellent potential and a prime location close to local amenities, schools, and transport links, this property is an ideal choice for anyone looking to make a home in a friendly and well-connected neighbourhood.





### Front of Property

To the front of the property there is a driveway providing off the road parking for up to 3 cars, wall and fencing to the boundaries.

### Entrance Hallway

Composite entrance door to the front elevation leading to the entrance hallway comprising laminate flooring, wall mounted radiator, carpeted stairway leading to first floor landing, door to kitchen, door to lounge, under stairs storage.

### Lounge Diner

20'1" x 10'11" approx (6.13 x 3.33 approx)

Laminate flooring, UPVC double glazed window to the front and rear elevations, TV point, coving to the ceiling, wall mounted radiator.

### Kitchen

7'11" x 10'7" approx (2.42 x 3.24 approx)

Laminate flooring, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, UPVC double glazed window to the rear elevation, tiled splashbacks, spotlights to the ceiling, oven with cooker hood above, pantry, space and point for a freestanding fridge freezer, door to the side elevation leading to the rear enclosed garden.

### First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, access to loft, doors leading off to rooms.

### Bedroom 1

9'7" x 10'9" approx (2.94 x 3.30 approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, built in storage providing useful additional storage space.

### Bedroom 2

10'9" x 7'5" min approx (3.28 x 2.27 min approx)

Carpeted flooring, coving to the ceiling, UPVC double glazed window to the front elevation, wall mounted radiator.

### Bedroom 3

7'4" x 6'2" approx (2.24 x 1.90 approx)

Laminate flooring, UPVC double glazed window to the front elevation, coving to the ceiling, wall mounted radiator, built in storage providing useful additional storage space.

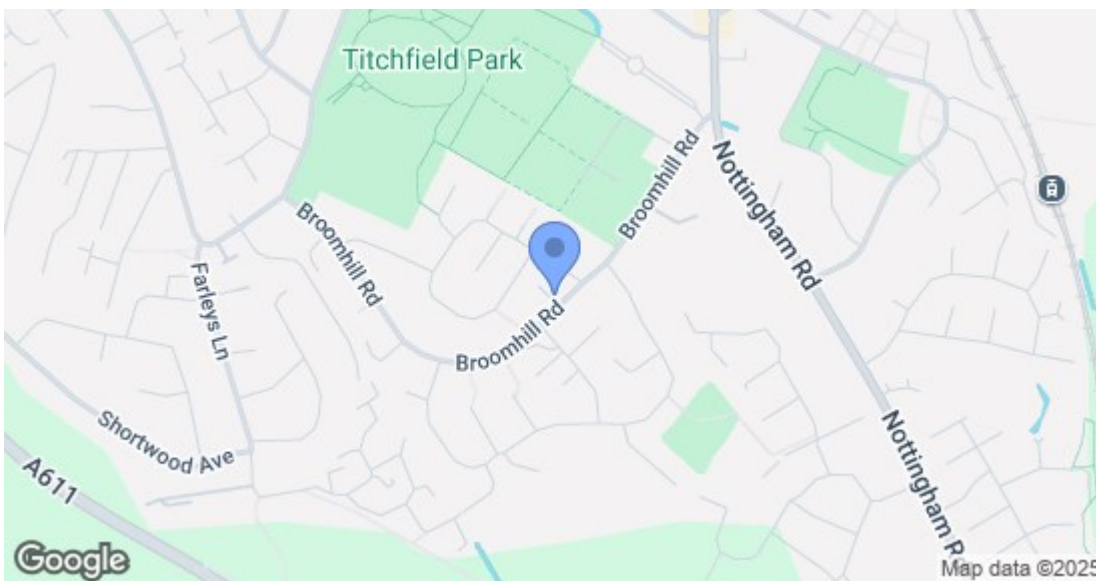
### Bathroom

UPVC double glazed window to the rear elevation, tiled splashbacks, bath with mixer tap and mains fed shower above, spotlights to the ceiling, vanity wash hand basin with mixer tap, WC, heated towel rail.

### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area which leads to two artificial lawn areas and pebbled area surrounded by fencing, shed, brick built store.





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.