



Garden Road
Hucknall, Nottingham NG15 6LH

A TWO BEDROOM SEMI-DETACHED HOME
SITUATED IN HUCKNALL, NOTTINGHAM

Asking Price £265,000 Freehold



Robert Ellis Estate Agents are delighted to offer to the market this TWO BEDROOM SEMI - DETACHED home situated in Hucknall, Nottingham.

This home would suit a small family, couple or a buy to let investor. The property is within close proximity to local shops, transport links, schools and a 10 minute drive to Newstead Abbey.

Internally the property has stunning original features and in brief comprises of; two reception rooms, kitchen/diner, downstairs WC, garage, two double bedrooms, bathroom and a good size useable loft space.

Externally, there is a beautiful large rear garden which is laid to lawn throughout with a summer house, shed and a patio area at the beginning of the garden, making it perfect for family BBQ's.

An early viewing is highly recommended to appreciate the accommodation on offer. DO NOT MISS OUT! CALL US TODAY!



Living Room

12'0" x 12'2" approx (3.68 x 3.73 approx)

Wooden entrance door to the front elevation leading into Living Room. Double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Picture rail. Feature electric fireplace with wooden mantle, tiled hearth and surround. Internal door leading into Hallway

Hallway

Carpeted flooring. Ceiling light point. Carpeted staircase leading to the First Floor Landing. Internal door leading into Sitting Room

Sitting Room

12'1" x 13'1" approx (3.70 x 3.99 approx)

Double glazed windows to the side and rear elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light point. Feature electric fireplace with wooden mantle, tiled hearth and surround. Built-in storage cupboard housing metres. Internal door leading into Kitchen Diner

Kitchen Diner

18'6" x 3'10" approx (5.64 x 1.18 approx)

Double glazed windows to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light points. Tiled splashbacks. Range of fitted wall and base units incorporating worksurfaces above. Double sink and drainer unit with swan neck dual heat tap. Integrated gas oven with 4 ring gas hob above. Extractor hood. Space and plumbing for an automatic washing machine. Integrated fridge. Internal door leading into Hallway

Hallway

Wooden rear entrance door to the side elevation leading to the enclosed rear garden. Tiled flooring. Ceiling light point. Internal door leading into the Ground Floor WC

Ground Floor WC

5'8" x 2'4" approx (1.73 x 0.72 approx)

Double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Wall mounted sink with cold tap. Low level flush WC

First Floor Landing

Carpeted flooring. Wall light point. Internal doors leading into Bedroom 1 and 2

Bedroom 1

12'2" x 12'2" approx (3.73 x 3.73 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in triple wardrobes

Bedroom 2

11'10" x 9'5" approx (3.61 x 2.88 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Loft access hatch with built-in ladder. Internal door leading to Family Bathroom

Family Bathroom

12'3" x 5'11" approx (3.74 x 1.82 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Tiled splashbacks. 3 piece suite comprising of a panel bath with dual heat tap and mains fed shower unit above, pedestal wash hand basin with hot and cold taps and a low level WC

Loft

11'7" x 11'8" approx (3.54 x 3.57 approx)

Velux roof window to the rear elevation

Front of Property

To the front of the property there is a gated driveway providing off the road parking leading to the garage. Brick wall and fencing surrounding

Rear of Property

To the rear of the property there is a large enclosed rear garden with a large patio area, large laid to lawn area, further patio and laid to lawn areas. Range of flowerbeds and shrubbery. Summer House. Shed. Surrounded by fencing.

Garage

10'1" x 21'9" approx (3.09 x 6.64 approx)

Electric roller garage door to the front elevation. Double glazed window to the rear elevation. Power and lighting including ample space for a freezer

Agents Notes: Additional Information

Council Tax Band: B

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

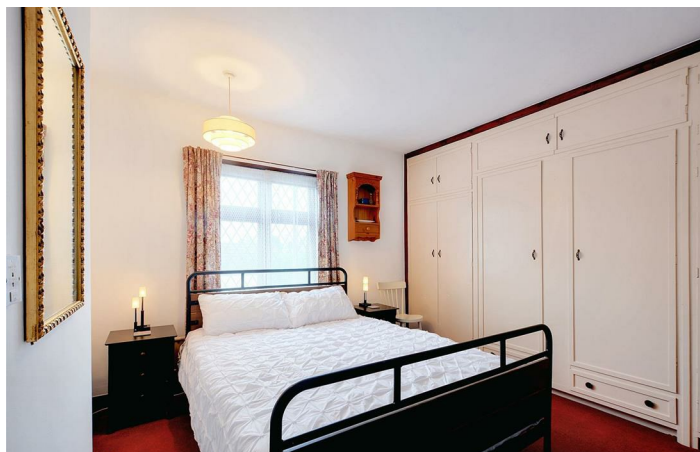
Flood Risk: No flooding in the past 5 years

Flood Defences: No

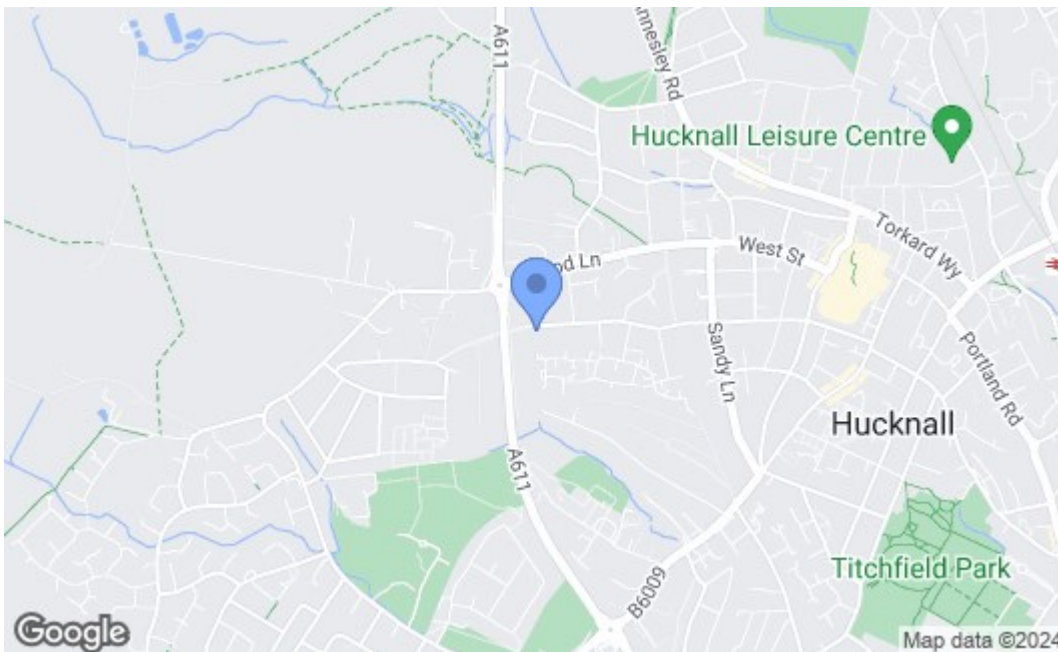
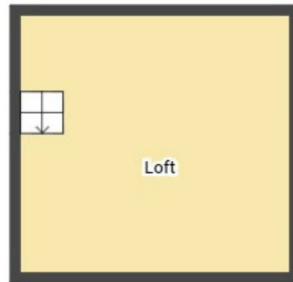
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	80
(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.