



Annesley Road  
Hucknall, Nottingham NG15 7DR

A TWO BEDROOM, MID TERRACE FAMILY  
HOME SITUATED IN HUCKNALL,  
NOTTINGHAM.

**£150,000 Freehold**





\*\* IDEAL FOR FIRST TIME BUYERS \*\*

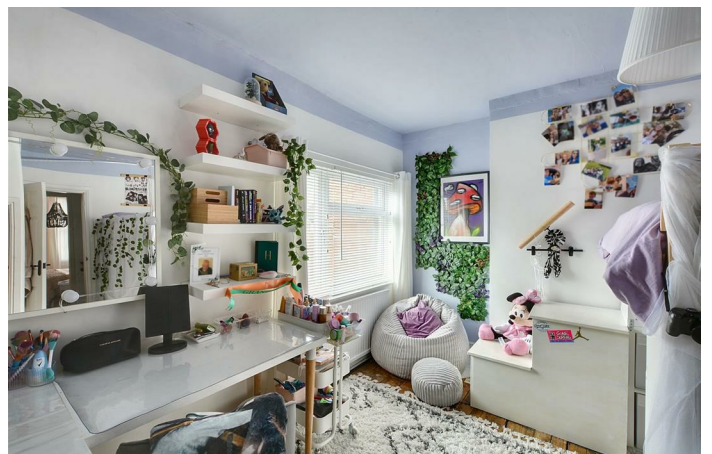
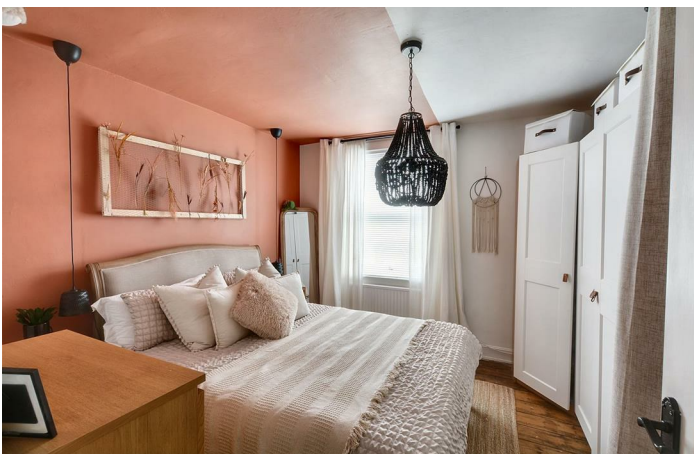
Robert Ellis Estate Agents are pleased to offer to the market this IMMACULATE TWO BEDROOM, MID TERRACE FAMILY HOME situated in HUCKNALL, NOTTINGHAM.

The property is situated within close proximity to local shops, eateries and transport links such as a tram link and bus routes. The property is within close distance from Moda Italian Restaurant, The Ranges Park and a range of schools such as Hucknall National C of E Primary School, Leen Mills Primary School - making it perfect for families!

Upon entry, you are welcomed into the lounge, leading through to the modern kitchen with dining area and access into the cellar. Off the kitchen you have a utility area, leading to the downstairs family bathroom benefitting from a three piece suite. Stairs lead to landing, first double bedroom and second double bedroom. Stairs leading to converted loft room with storage to the eaves.

To the rear, is an enclosed garden which has recently been landscaped, allowing prospective buyers to enjoy immediately. It offers a stoned patio area with stepping stones to raised decked area with laid to lawns.

A viewing is HIGHLY RECOMMENDED to appreciate the QUALITY, SIZE and LOCATION - Contact the office immediately to arrange your viewing!





## Lounge

11'10" x 11'10" approx (3.61 x 3.62 approx)

UPVC Composite entrance door to the front elevation leading in the Lounge. UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Internal door leading to the Kitchen Diner

## Kitchen Diner

11'10" x 15'9" approx (3.61 x 4.82 approx)

UPVC double glazed window and door to the rear elevation leading to the enclosed rear garden. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel circle double sink and drainer unit with dual heat tap. Integrated Hoover oven. 4 ring gas hob with extractor unit above. Space and point for freestanding fridge freezer. Ample space for dining table. Built-in under the stairs storage cupboard. Staircase leading to the First Floor Landing. Internal doors leading into Utility Room and Cellar

## Utility Room

5'7" x 3'4" approx (1.72 x 1.02 approx)

Tiled flooring. Space and plumbing for a freestanding washing machine. Wall mounted Ideal boiler unit. Internal door leading into the Family Bathroom

## Family Bathroom

7'11" x 5'6" approx (2.42 x 1.68 approx)

Wooden framed UPVC double glazed windows to the side and rear elevation. Vinyl flooring. Partially tiled walls. Wall mounted radiator. Modern 3 piece suite comprising of a panel bath with dual heat tap and shower above, vanity wash hand basin with dual heat tap with storage cupboards below and a low level flush WC

## First Floor Landing

9'5" x 2'8" approx (2.89 x 0.82 approx)

Original wooden flooring. Staircase leading to the Second Floor Landing. Internal doors leading into Bedroom 1 and 2

## Bedroom 1

10'11" x 11'10" approx (3.35 x 3.61 approx)

UPVC double glazed window to the front elevation. Original wooden flooring. Wall mounted radiator. Built-in storage cupboard with shelving (0.98 x 0.61 m approx)

## Bedroom 2

12'5" x 11'10" approx (3.80 x 3.61 approx)

UPVC double glazed window to the rear elevation. Original

wooden flooring. Wall mounted radiator. Built-in storage cupboard with railing (0.62 x 0.96 m approx)

## Second Floor Landing

2'1" x 7'11" approx (0.65 x 2.43 approx)

Original wooden flooring. Internal doors leading into Bedroom 3

## Loft Room

11'2" x 9'4" approx (3.42 x 2.86 approx)

Wooden framed double glazed Velux roof window to the rear elevation. Laminate flooring. Wall mounted radiator. Internal door leading to the Loft Store

## Loft Store

6'3" x 10'7" approx (1.92 x 3.24 approx)

## Cellar

11'2" x 9'8" approx (3.41 x 2.96 approx)

Light & Power

## Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with a stoned patio area, decked area with artificial lawn with brick wall and fencing surrounding. Gated access to bin store. Space for shed

## 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

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

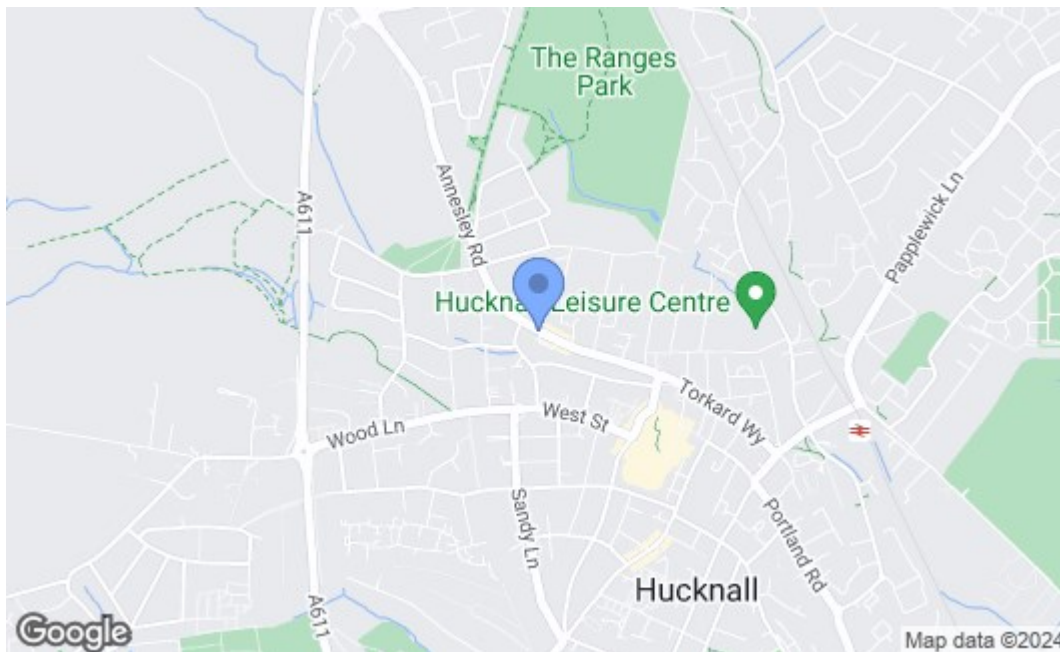
Any Legal Restrictions: No

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	80
<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.