Robert Ellis

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Hucknall Road
Nottingham NG5 1NF

A TWO BEDROOM SEMI DETACHED HOME FOR SALE !

Offers In The Region Of £190,000 Freehold

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Robert Ellis Estate Agents are pleased to present this characterful two bedroom semi detached home, located in a popular and convenient area of Nottingham.

Internally, the property offers a well proportioned layout with two reception rooms that create versatile spaces for both living and dining. The home also benefits from attractive exposed brickwork internally, adding a sense of character and style. Additionally, the entrance hallway provides access to a useful cellar which offers excellent storage and further potential.

The first floor comprises two generous double bedrooms and a well maintained family bathroom.

Externally, the property benefits from on road parking to the front and a private, enclosed rear garden which is perfect for relaxing or entertaining.

The location is particularly appealing, with a range of local shops, schools and transport links close by. The property is also within easy walking distance of the City Hospital, making it ideal for first time buyers, professionals and small families.

Entrance Hallway
UPVC double glazed entrance door to the side elevation leading into the entrance hallway comprising wall mounted radiator, carpeted flooring, staircase leading to the first floor landing, coving to the ceiling, recessed spotlights to the ceiling, doors leading off to:

Cellar

Lounge
12'06 x 13'60 approx (3.81m x 3.96m approx)
UPVC triple glazed square bay window to the front elevation, wall mounted radiator, laminate flooring, coving to the ceiling, ceiling rose, fireplace with tiled hearth and wood surround.

Dining Room
12'07 x 12'13 approx (3.84m x 3.66m approx)
UPVC double glazed windows to the side and rear elevations, tiled flooring, log burner with exposed brick chimney breast, door leading through to the kitchen.

Kitchen
11'41 x 7'45 approx (3.35m x 2.13m approx)
Vinyl flooring, tiled splashbacks, UPVC door giving access to the garden, UPVC double glazed window to the side elevation, a range of base units with worksurfaces over incorporating a Belfast double sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, space and point for a range cooker, extractor hood over, space and point for a fridge freezer, wall mounted boiler housed within a cabinet, wall mounted radiator.

First Floor Landing
Carpeted flooring, UPVC double glazed window to the side elevation, recessed spotlights to the ceiling, wall mounted radiator, access to the loft, doors leading off to:

Bedroom One
12'16 x 11'06 approx (3.66m x 3.51m approx)
UPVC triple glazed window to the front elevation, laminate flooring, wall mounted radiator, coving to the ceiling.

Bedroom Two
12' x 9'04 approx (3.66m x 2.84m approx)
Carpeted flooring, exposed brick chimney breast, wall mounted radiator, UPVC double glazed window to the rear elevation.

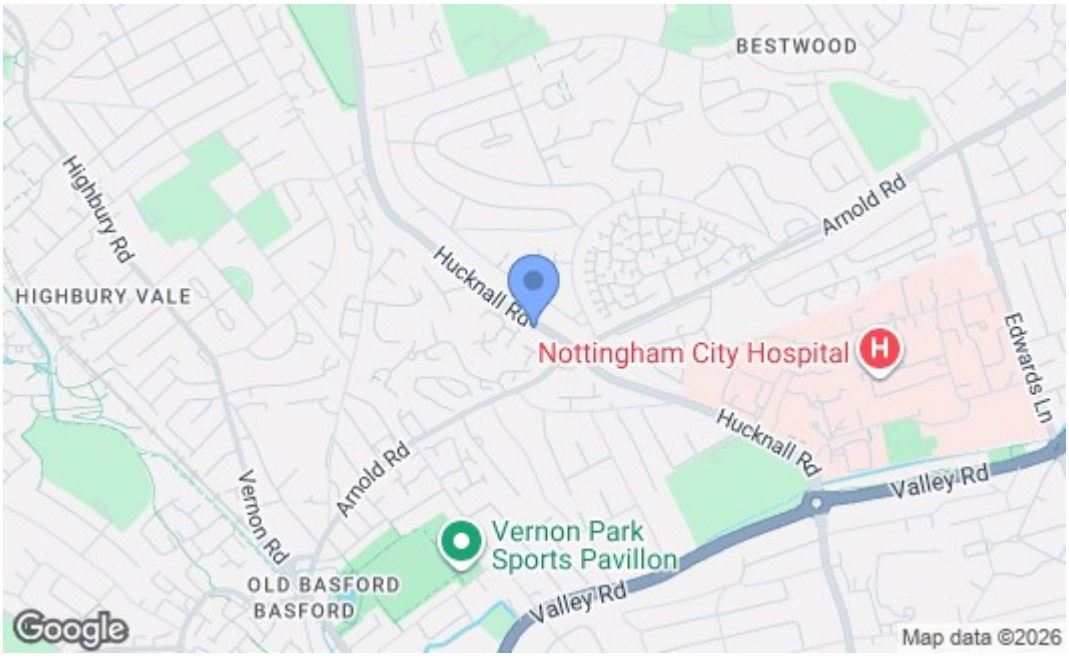
Bathroom
11'32 x 7'03 approx (3.35m x 2.21m approx)
Tiled flooring, tiled splashbacks, UPVC double glazed window to the rear elevation, wall mounted radiator, bath with mixer tap and mains fed shower over, WC, airing cupboard.

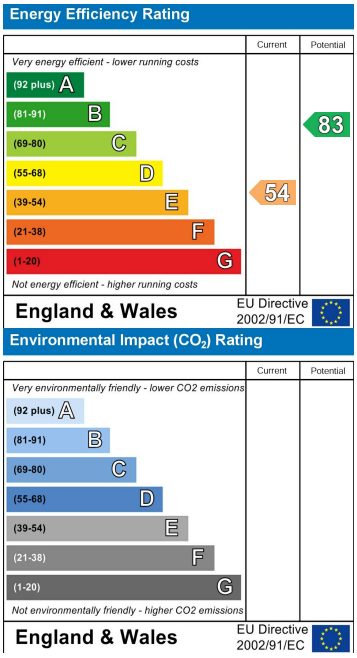
Front of Property
To the front of the property there is a front gravelled garden with paved pathway leading to the entrance door.

The property offers permitted on road parking.

Rear of Property
To the rear of the property there is an enclosed rear garden with side gated access to the front of the property, gravelled area, patio area, lawned area, water tap, fencing to the boundaries.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 6mbps Ultrafast 1800mbps
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





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.

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