



Hucknall Lane  
Bulwell, Nottingham NG6 8AF

A THREE BEDROOM SEMI DETACHED  
FAMILY PROPERTY

**Guide Price £175,000 Freehold**





\*\*\*Guide Price £175,000 - £185,000\*\*\*

Robert Ellis are pleased to bring to the market this well-presented three-bedroom semi-detached property. Ideally located close to local amenities and offering excellent transport links, this property is perfect for buy-to-let investors or first-time buyers.

The accommodation briefly comprises an entrance porch, leading into a welcoming hallway, a spacious lounge, and a well-appointed kitchen. The ground floor also benefits from a cloakroom and a bathroom for added convenience. To the first floor, there are three generously sized bedrooms, providing ample space for comfortable family living.

Outside, the property boasts low-maintenance gardens to both the front and rear, ideal for those looking for an easy-care outdoor space. A driveway offers off-road parking, and there is also a storage garage to the rear.

This is a fantastic opportunity to acquire a property in a sought-after location. Contact Robert Ellis today to arrange your viewing and avoid missing out on this superb home.



### Entrance Porch

Double glazed windows, linoleum flooring and door to:

### Hallway

Wooden entrance door to the front, carpeted flooring, stairs to the first floor, double glazed window to the side, access to:

### Lounge

13'9" max x 11'4" max (4.21m max x 3.47m max)

Wall mounted radiator, double glazed bay window to the front.

### Kitchen

11'4" max x 6'2" max (3.46m max x 1.88m max)

Linoleum flooring, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap, tiled splashbacks, double glazed window to the rear, electric oven with a four ring induction hob above and cooker hood over, wall mounted radiator, door to:

### Utility Space

Housing the fridge freezer and a double glazed door to the rear.

### Bathroom

5'9" max x 7'1" max (1.76m max x 2.17m max)

Linoleum flooring, double glazed window to the side, shower cubicle with electric shower, tiled splashbacks, wash hand basin with hot and cold taps, bath with hot and cold taps, wall mounted radiator.

### Cloak Room

2'10" max x 4'5" max (0.87m max x 1.37m max)

Linoleum flooring, double glazed window to the side, combination boiler (three months old) and a low flush WC

### Understairs Storage

Double glazed window to the side, perfect for shoes, coats and a Hoover.

### First Floor Landing

Carpeted flooring, double glazed window to the side, airing/storage cupboard, access to the loft and doors to:

### Bedroom 1

10'8" max x 11'3" max (3.27m max x 3.43m max)

Carpeted flooring, double glazed window to the front and a radiator.

### Bedroom 2

9'9" max x 9'6" max (2.99m max x 2.9m max)

Double glazed window to the rear, radiator and carpeted flooring.

### Bedroom 3

8'9" max x 7'7" max (2.69m max x 2.33m max)

Carpeted flooring, double glazed window to the side and a radiator.

### Outside

To the front there is a driveway with parking for up to three cars, lawned garden with fencing to the boundaries and a side gate to the rear garden.

At the rear of the property there is a patio area with flower beds, trees and shrubs, blackberry bush, fencing to the boundaries and a garden shed to the bottom of the garden with a decked area.

### Garage

With power and lighting.

### Council Tax

Nottingham Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 14mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

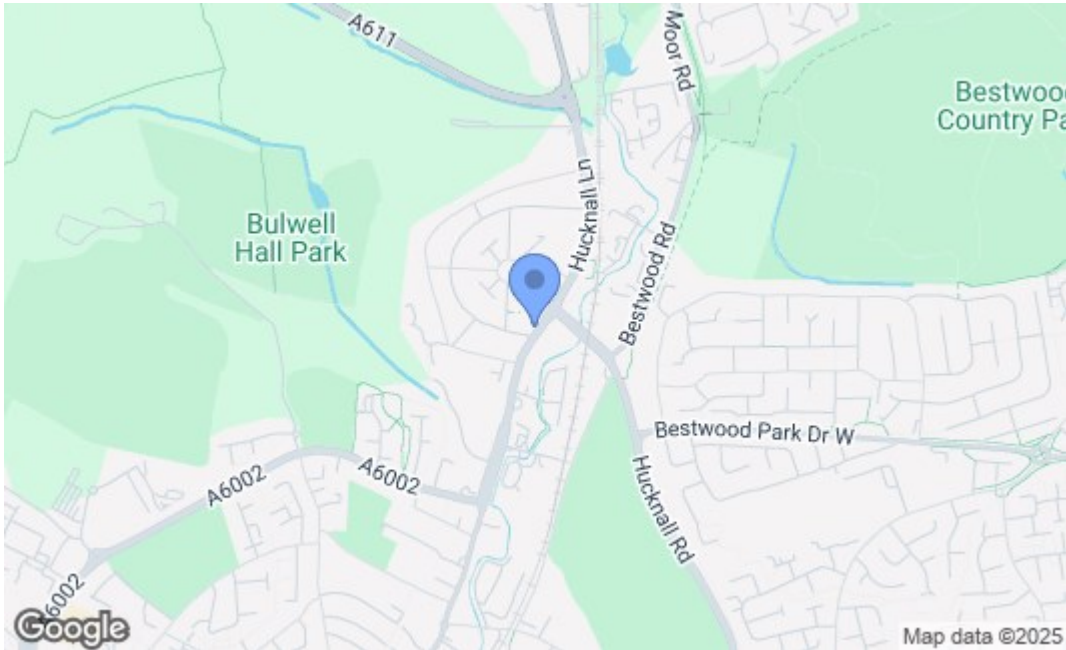
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	65	
(55-68) D		
(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 <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		
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.