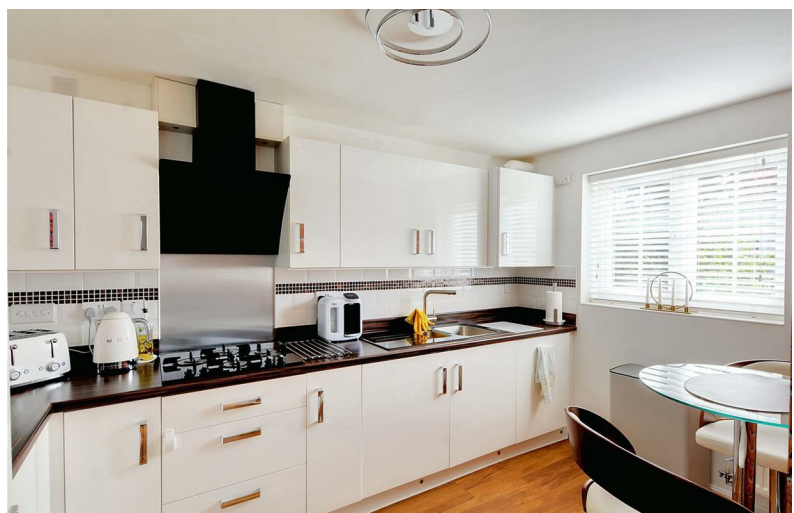




Olympia Way,  
Hucknall, Nottingham  
NG15 8HU

**£230,000 Freehold**



\*\* IDEAL STARTER HOME \*\*

Robert Ellis Estate Agents are delighted to bring to the market this IMMACULATE, THREE BEDROOM SEMI DETACHED, FAMILY HOME SITUATED IN HUCKNALL, NOTTINGHAM.

Situated in the thriving town of Hucknall, this property benefits from an array of local amenities and excellent transport links. Hucknall offers a vibrant town centre with a variety of shops, supermarkets, coffee shops, bars, and a cinema, catering to all your daily needs and leisure activities. For families, there are several reputable primary schools and two secondary schools close to, along with a selection of doctors and dental practices.

Upon entry, you are welcomed into the hallway which leads to the downstairs WC, kitchen with fitted units, lounge diner with French doors opening onto the enclosed rear garden, with patio area and artificial lawn. Stairs lead to landing, first double bedroom with shower room en suite, second double bedroom, third bedroom and modern family bathroom.

The property also benefits from a driveway with access to the garage.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this FANTASTIC OPPORTUNITY- Contact the office now to arrange your viewing before it is too late!



### Entrance Hallway

4'0" x 12'0" approx (1.22 x 3.68 approx)

UPVC double glazed composite front door. Laminate flooring. Wall mounted radiator. Internal door leading into the kitchen and the ground floor WC. Storage cupboard (0.64 x 0.78 m approx)

### Lounge Diner

14'11" x 13'9" approx (4.56 x 4.21 approx)

UPVC double glazed French doors opening onto the enclosed rear garden. UPVC double glazed windows. Laminate flooring. Wall mounted radiator. Under the stairs storage (1.48 x 0.96 m approx.)

### Kitchen

12'2" x 7'11" approx (3.71 x 2.43 approx)

UPVC double glazed window. Laminate flooring. Partially tiled walls. Wall mounted double radiator. Range of fitted wall and base units. 4 ring gas hob. Integrated oven. Sink with dual heat tap. Integrated dishwasher. Space and point for a freestanding fridge freezer.

### Ground Floor WC

4'11" x 2'9" approx (1.52 x 0.84 approx)

UPVC double glazed opaque window. Tiled flooring. Fully tiled walls. Wall mounted towel radiator. Corner sink with dual heat tap. WC. Housing electric consumer unit.

### First Floor Landing

12'1" x 2'8" approx (3.69 x 0.82 approx)

Carpeted flooring. Wall mounted radiator. Internal doors leading into Bedrooms 1, 2, 3 and the family bathroom. Over the stairs storage cupboard with shelving (0.75 x 0.64 m approx.)

### Bedroom 1

8'5" x 11'10" approx (2.59 x 3.61 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Internal door leading into the en-suite shower room

### En-Suite Shower Room

4'1" x 8'4" approx (1.25 x 2.56 approx)

Tiled flooring. Fully tiled walls. Wall mounted towel radiator. Automatic lighting. Shower with handheld electric

shower unit. Sink with dual heat tap and storage underneath.

### Bedroom 3

8'9" x 6'3" approx (2.69 x 1.93 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

### Bedroom 2

8'5" x 10'2" approx. (2.58 x 3.11 approx.)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator

### Family Bathroom

8'1" x 6'2" approx (2.47 x 1.90 approx)

UPVC double glazed opaque window. Vinyl flooring. Partially tiled walls. Wall mounted double radiator. Bath with dual heat tap and handheld shower unit above. Sink with dual heat tap. WC

### Front of Property

To the front of the property there is a driveway providing off the road parking leading to the detached garage.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, artificial lawn and fencing to the boundaries.

### 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

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

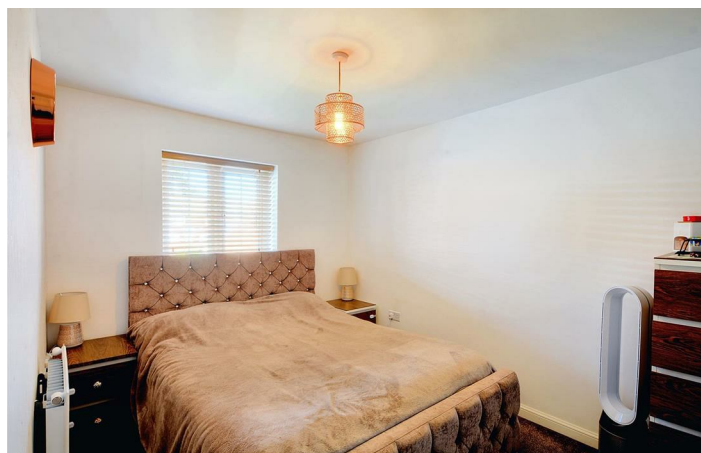
Flood Risk: No flooding in the past 5 years

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                                                     |         | 91        |
| (81-91) B                                                       | 79      |           |
| (69-80) C                                                       |         |           |
| (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.